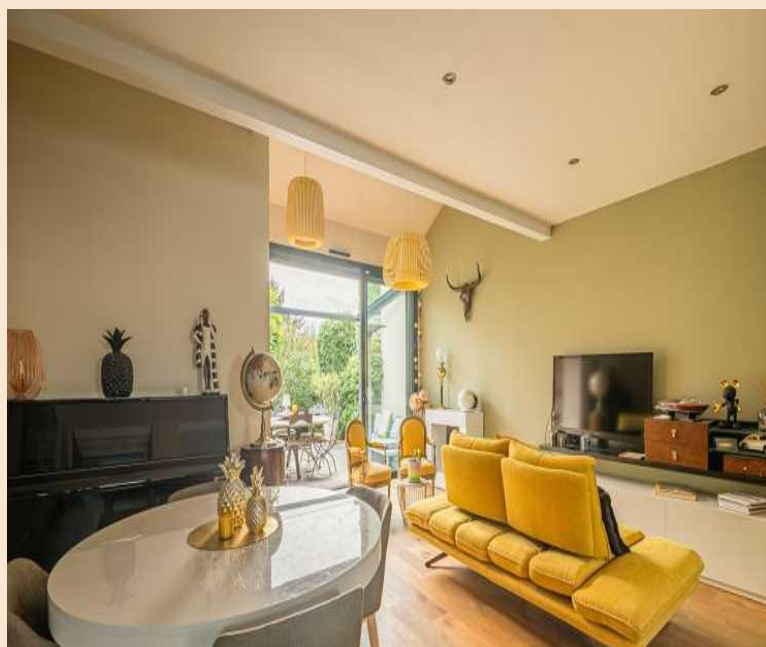


[Click to view MFH-EAB1824EABX](#)

## Elegant double shop with garden and garage in Bouscat

Gironde , Nouvelle Aquitaine



€798,000

inc. of agency fees

5 Beds

153 sqm

This charming 125 sqm double shop, spread over two levels, harmoniously combines traditional charm and modernity in the heart of Bouscat. From the entrance,...

### At a Glance

Reference MFH-EAB1824EABX

Near to Bordeaux

Price €798,000

Bed 5

Pool No

Hab.Space 153 sqm

Land Tax N/A

### Property Description

This charming 125 sqm double shop, spread over two levels, harmoniously combines traditional charm and modernity in the heart of Bouscat.

From the entrance, the authenticity of the place is expressed through the period cement tiles, leading to a fitted and equipped kitchen, opening onto a large living room. Large bay windows flood the space with natural light and open onto a garden with terrace and jacuzzi, creating an invitation to relax.

The ground floor also includes a functional office, a large laundry room, as well as a generous master suite with dressing room and adjoining shower room, ensuring absolute comfort.

Upstairs, two additional bedrooms offer cozy spaces, sharing a modern shower room. To complete this set, a large garage with a floor converted into an independent studio offers many possibilities.

This true haven of peace has been carefully designed, with every detail having been thought out to offer an ideal living environment.

ENERGY CLASS: C / CLIMATE CLASS: C. Estimated average amount of annual energy expenditure for standard use, established from 2021 energy prices: between 1020 and 1440 euros.

: /

Summary

Property type:	House
Bedrooms:	5
Price	€798,000

Key Information

Internal Area:	153 sqm
Has a Garden	Yes

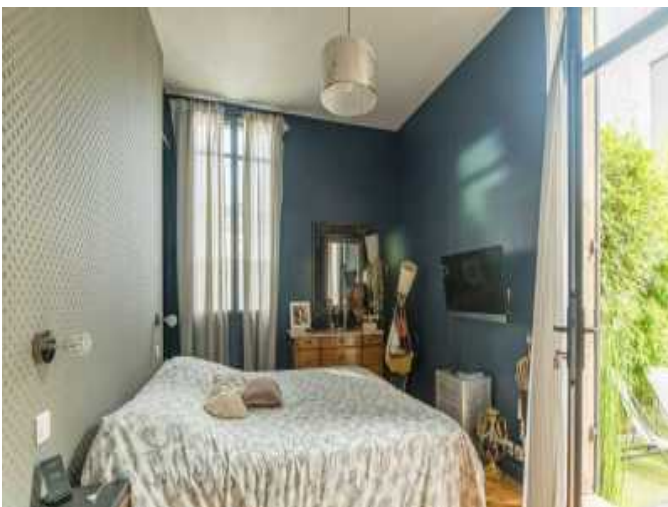
Location: Nouvelle Aquitaine



## Gallery









As Featured in

THE SUNDAY TIMES A Place in the Sun France The Sunday Telegraph THE GOOD property GUIDE Daily Mail Yorkshire Post FRENCH PROPERTY NEWS

Every property featured on our website is listed for sale at exactly the same price as it is in France, there's no premium for the superior service we offer.

We provide support based on our extensive experience and that of our bilingual experts to ensure that all aspects of your property purchase run smoothly.

## Contact us on:

0845 123 5885 (UK only local rate ) / +44 (0) 113 216 4066,

or email us at [bonjour@my-french-house.com](mailto:bonjour@my-french-house.com).

To see more great properties like this one, visit our daily updated website at [www.my-french-house.com](http://www.my-french-house.com).

## Buying French Property Just Got Easier...

The purchase process typically starts once you've visited a property with one of our agents and you made an offer on a property. Once your offer has been accepted, the property will come off the market and our local bilingual expert will liaise with you and the notaire. The compulsory searches are at the charge of the owner / vendor and are carried out at this stage.

You would have already been informed about the property taxes and legal fees (that incl. the stamp duty).

The agency fees are already included in the listed price on this document, there's no premium for the superior service we offer. You don't have to pay the deposit until the 'pre-contract' has been signed, and the 10 days cooling off period has expired. It takes an average of three months to buy a property in France.

For more information take a look at our **buying guide**, our **french mortgage** and **euro currency exchange** pages.

## Testimonials

my-french-house was by far the best online guide I found – and I trawled them all – to buying a house in France. It answers all your first questions practically before you've thought to ask.

**C. BAUER – Sunday Times**

Our French property purchase and move to France were made so easy with the help and assistance of my-french-house.com. They are a committed and professional business – we highly recommend them.

**S. and L. BROWN**



Disclaimer: All properties and services on our website are based on information supplied by our agents, private individuals and other third parties. They are believed to be correct when entered into our systems and at the date this page is printed. Copyright ©2004-2025 my-french-house.com All Rights Reserved