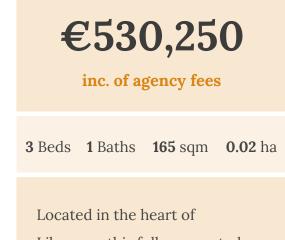


# Charming town house in the centre of

# Libourne

#### Gironde, Nouvelle Aquitaine





Libourne, this fully renovated townhouse combines the charm of stone and contemporary style. Inside, the space is distinguished...

## At a Glance

Reference	MFH-EAB1882EABX	Ne
Bed	3	Ba
Land	0.02 ha	Po

ear to Bordeaux ath 1 ol No Price€530,250Hab.Space165 sqmLand TaxN/A

#### **Property Description**

Located in the heart of Libourne, this fully renovated townhouse combines the charm of stone and contemporary style. Inside, the space is distinguished by its generous volumes and brightness. From the entrance, the modern and elegant architecture is revealed. The living room, the central space of the house, is bathed in light and naturally extends to the outside thanks to large sliding bay windows. The open and fitted kitchen makes the space comfortable and warm. The whole leads to a spacious terrace with jacuzzi, creating a place conducive to relaxation. Three bedrooms, including a master suite with private bathroom, guarantee intimate spaces for everyone. A garage with double opening and a cellar complete the services of this property, offering ideal possibilities for a liberal or craft professional activity. Its location, in the city center and in the immediate vicinity of shops and schools, makes the whole practical and comfortable.

ENERGY CLASS: A/ CLIMATE CLASS: A. Estimated average amount of annual energy expenditure for standard use, established from energy prices for the year 2022: between 530 and 760 euros. Sindy Jaud (EI) : /

Summary		Key Information	
Property type:	House	Internal Area:	165 sqm
Bedrooms:	3	Land Area:	0.02 ha
Bathrooms	1		
Price	€530,250		

# Location: Nouvelle Aquitaine



# Gallery



















THE SUNDAY TIMES A Place Sun France The Sunday Telegraph property Daily Hail YORKSHIRE POST FRENCH

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#### S. and L. BROWN



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