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## Charming town house in the centre of Libourne

Gironde , Nouvelle Aquitaine



**€530,250**

inc. of agency fees

3 Beds 1 Baths 165 sqm 0.02 ha

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

### At a Glance

|           |                 |         |          |           |          |
|-----------|-----------------|---------|----------|-----------|----------|
| Reference | MFH-EAB1882EABX | Near to | Bordeaux | Price     | €530,250 |
| Bed       | 3               | Bath    | 1        | Hab.Space | 165 sqm  |
| Land      | 0.02 ha         | Pool    | No       | Land Tax  | N/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

|                |          |
|----------------|----------|
| Property type: | House    |
| Bedrooms:      | 3        |
| Bathrooms      | 1        |
| Price          | €530,250 |

### Key Information

|                |         |
|----------------|---------|
| Internal Area: | 165 sqm |
| Land Area:     | 0.02 ha |

### Location: Nouvelle Aquitaine



## Gallery







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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**

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**S. and L. BROWN**



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