

[Click to view MFH-EAB1926EABX](#)

Architect-designed house in the heart of the city

Gironde , Nouvelle Aquitaine



€598,500

inc. of agency fees

4 Beds 1 Baths 235 sqm 0.01 ha

Ideally located in the heart of the city, this exceptional house has been completely redesigned and renovated by an architect, offering a generous, bright,...

At a Glance

Reference MFH-EAB1926EABX

Near to Bordeaux

Price €598,500

Bed 4

Bath 1

Hab.Space 235 sqm

Land 0.01 ha

Pool No

Land Tax N/A

Property Description

Ideally located in the heart of the city, this exceptional house has been completely redesigned and renovated by an architect, offering a generous, bright, and flexible surface area that will appeal to lovers of unique properties.

This rare property combines the charm of the old with its wooden floors and modernity thanks to a quality renovation, enhancing its volumes and natural light.

The interior is distinguished by generously proportioned spaces. The living room, bathed in light thanks to large windows, is the heart of the house, in which a contemporary open kitchen is harmoniously integrated. With its central island and stainless steel finishes, it offers a modern and functional design. On the night side, the four spacious bedrooms, two of which have private bathrooms, are ideal for accommodating a family. An additional bathroom guarantees privacy for everyone.

The spaces are flexible, and an additional room allows you to give free rein to your imagination by creating an additional bedroom if needed, a studio, or even a workspace. For greater comfort, the spaces are equipped with air conditioning. Outside, the property benefits from a privileged environment with easy access to all urban services.

In close proximity to shops, schools and transport, it offers a unique quality of life in the city center, while preserving a calm and friendly atmosphere. A private garage as well as a garden at the back of the house, rare in the area, complete the package.

With an energy performance rating of C, this property combines comfort and compliance with current standards. Its atypical character, the result of the work of an architect, makes it a rare gem on the real estate market, ideal for lovers of exceptional properties looking for an elegant and unique living environment.

ENERGY CLASS: C / CLIMATE CLASS: C. Estimated average amount of annual energy expenditure for standard use, established from 2022 energy prices: between 1480 and 2080 euros.

Sindy Jaud (EI) : / RSAC Number:

Summary

Property type:	House
Bedrooms:	4
Bathrooms	1
Price	€598,500

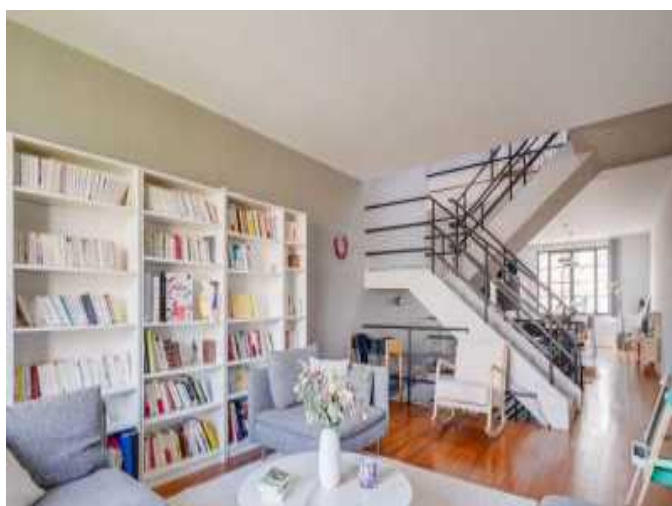
Key Information

Internal Area:	235 sqm
Land Area:	0.01 ha
Has a Garden	Yes

Location: Nouvelle Aquitaine



Gallery





As Featured in



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.

To see more great properties like this one, visit our daily updated website at 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