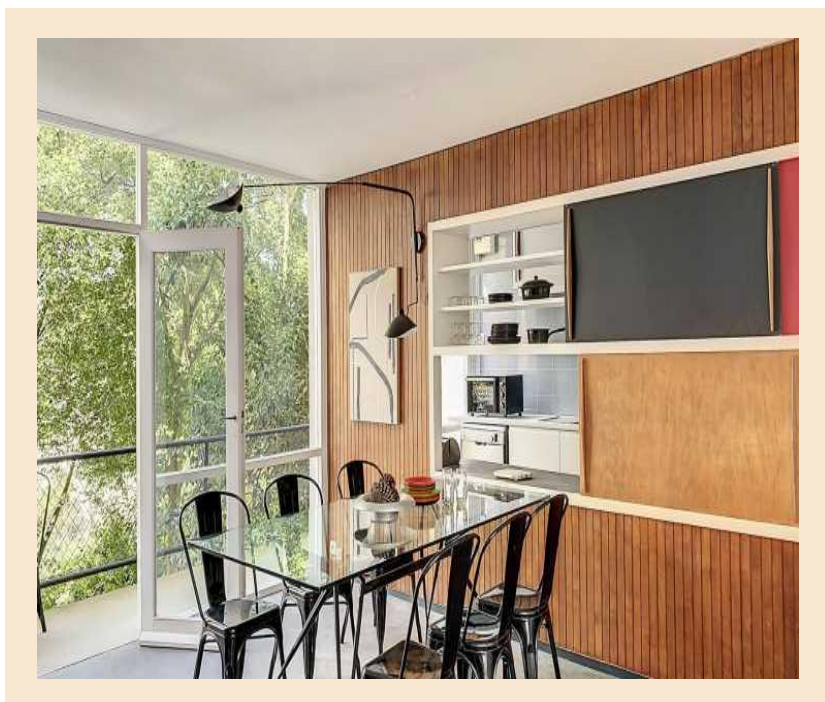


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Architect's house from the 50s

Gironde , Nouvelle Aquitaine



€735,000

inc. of agency fees

4 Beds

115 sqm

Located between the Jardin Public and the Parc Rivière, this 127m² house with garage and garden was designed by a famous Bordeaux architectural firm in...

At a Glance

Reference MFH-EAB1928EABX

Near to Bordeaux

Price €735,000

Bed 4

Pool No

Hab.Space 115 sqm

Land Tax N/A

Property Description

Located between the Jardin Public and the Parc Rivière, this 127m² house with garage and garden was designed by a famous Bordeaux architectural firm in 1953.

Upon entering, you will discover a magnificent vintage wooden staircase leading to all levels. The ground floor offers a beautiful master bedroom with shower room and toilet as well as a large garage giving access to a cellar and the garden.

The 1st level offers a beautiful living room bathed in light thanks to its large bay windows, as well as a semi-open fitted kitchen. This space opens onto a balcony enjoying the view of the garden.

The top floor completes the sleeping area with its 3 bedrooms, its bathroom with hip bath and a toilet.

The vintage charm of this architect's house, the garden and the large garage make it a unique property in this highly sought-after area.

ENERGY CLASS: E / CLIMATE CLASS: E. Estimated average amount of annual energy expenditure for standard use, established from 2021 energy prices: between EUR2,270 and EUR3,140.

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Summary

Property type: House
Bedrooms: 4
Price: €735,000

Key Information

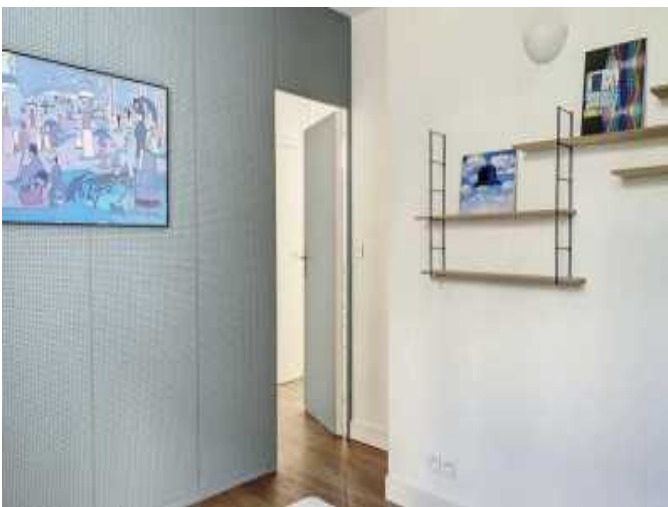
Internal Area: 115 sqm

Location: Nouvelle Aquitaine



Gallery







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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 calling off period has expired. It takes an average of three months to buy a property in France.

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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.

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