

[Click to view MFH-EAB1989EABX](#)

The double shop with swimming pool in Saint-Augustin

Gironde , Nouvelle Aquitaine



€869,000

inc. of agency fees

4 Beds

161 sqm

Located in the sought-after Saint Augustin neighborhood, this superb 161 sqm double storey combines old-world charm with contemporary comfort. Situated...

At a Glance

Reference MFH-EAB1989EABX

Near to Bordeaux

Price €869,000

Bed 4

Pool No

Hab.Space 161 sqm

Land Tax N/A

Property Description

Located in the sought-after Saint Augustin neighborhood, this superb 161 sqm double storey combines old-world charm with contemporary comfort.

Situated on a wooded plot, it offers an exceptional living environment with a large garden, a wooden terrace, and a swimming pool, a true haven of peace in the heart of Saint Augustin. Developed over two levels, the house offers generous volumes and beautiful light thanks to large glass openings.

Upon entering, the eye is drawn to the vast living area, which is organized around a cozy living room with a fireplace and a convivial dining room. The open, modern and functional kitchen fits perfectly into this fluid and harmonious living space.

The ground floor houses a master suite with a dressing room and private bathroom, offering ideal comfort for single-story living. Upstairs, three light-filled bedrooms share a bathroom. A large cellar completes this property, providing storage space.

A closed garage can be sold in addition in the street for EUR30,000.

The exteriors are designed to take full advantage of sunny days. The wooden terrace naturally extends the living space and provides access to a green garden. A swimming pool fits perfectly into this environment, offering a real plus for hot summer days.

A garden shed adds a practical touch and completes this harmonious outdoor ensemble.

Located in a quiet and family-friendly area, this shop benefits from immediate proximity to shops, schools and public transport, making daily life easier.

A rare property that combines ideal location, character and functionality.

ENERGY CLASS: C / CLIMATE CLASS: C. Estimated average amount of annual energy expenditure for standard use, established from 2023 energy prices: between 1220 and 1720 euros.

Summary

Property type:	House
Bedrooms:	4
Price	€869,000

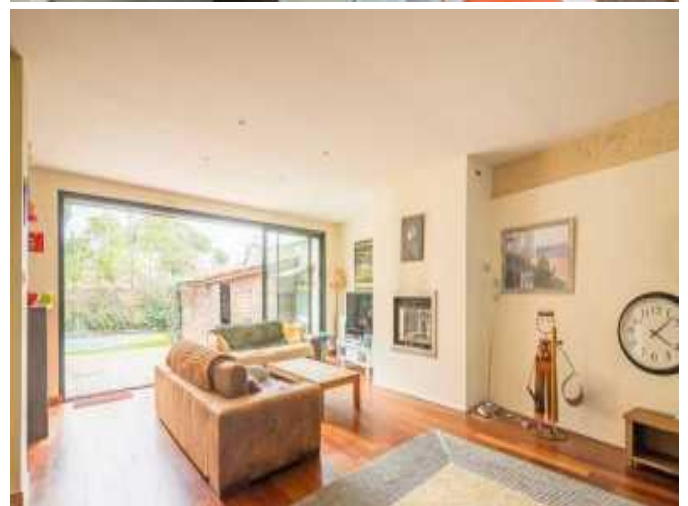
Key Information

Internal Area:	161 sqm
----------------	---------

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.

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