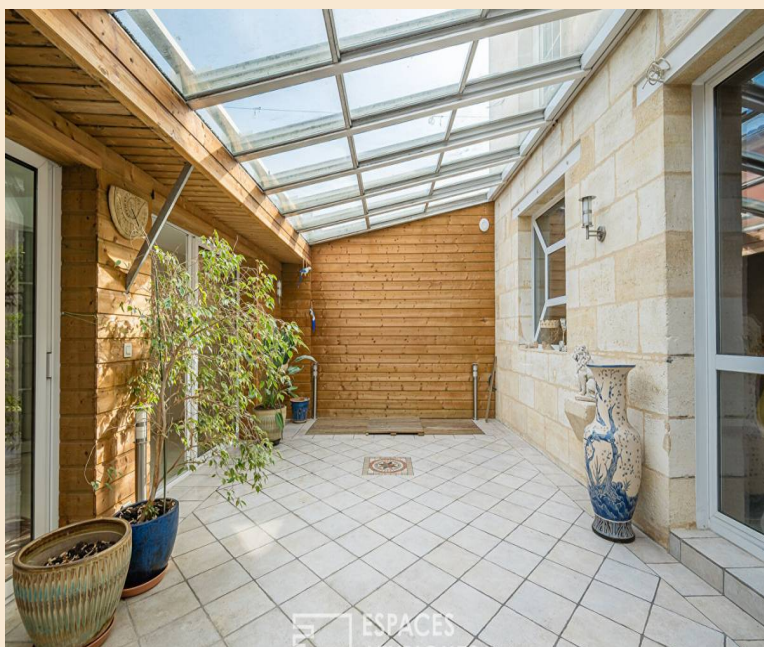


[Click to view MFH-EAB1993EABX](#)

## The character building in the heart of Libourne

Gironde , Nouvelle Aquitaine



**€850,000**

inc. of agency fees

5 Beds

540 sqm

Located in the heart of Libourne, this unique building offers a rare opportunity for industrial architecture enthusiasts, car collectors, investors looking...

### At a Glance

**Reference** MFH-EAB1993EABX

**Near to** Bordeaux

**Price** €850,000

**Bed** 5

**Pool** No

**Hab.Space** 540 sqm

**Land Tax** N/A

### Property Description

Located in the heart of Libourne, this unique building offers a rare opportunity for industrial architecture enthusiasts, car collectors, investors looking for a versatile space, or large families.

With a total surface area of approximately 520 sqm, it stands out for its immense garage on the ground floor and its spacious apartment upstairs, enhanced by a light-filled patio. From the entrance, the imposing 240 sqm garage captures the attention. Equipped with a vehicle turntable, it represents a boon for a commercial activity requiring large storage space or for a collector wishing to display their cars in a secure setting. This space, complemented by an office, is a major asset for classic car enthusiasts or any activity requiring large storage capacity.

Upstairs, the approximately 300 sqm apartment combines modernity and character with generous volumes. The spacious living room opens directly onto the patio, which becomes a real extra room in winter, ideal for convivial moments. Thanks to its retractable glass roof, this space is bathed in natural light and constitutes a true haven of peace. Two bedrooms, which can also be used as an office, library or living room, as well as a bathroom, complete this level.

On the upper floor, three additional bedrooms and a second bathroom offer a living environment suitable for families or lovers of customizable spaces. Located in the immediate vicinity of shops, schools and amenities of the city center, this building represents a rare opportunity.

This exceptional property, with its layout and multiple possibilities, represents a rare opportunity on the Libourne real estate market.

ENERGY CLASS: B / CLIMATE CLASS: A. Estimated average amount of annual energy expenditure for standard use, established from 2015 energy prices: 1566 euros.

Sindy Jaud (EI) : / RSAC Number:

### Summary

Property type:	House
Bedrooms:	5
Price	€850,000

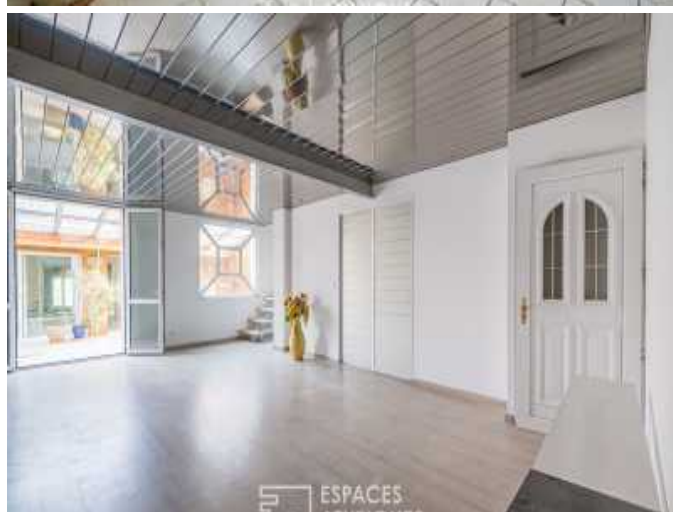
### Key Information

Internal Area:	540 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](mailto:bonjour@my-french-house.com).

To see more great properties like this one, visit our daily updated website at [www.my-french-house.com](http://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