

[Click to view MFH-EAB2042EABX](#)

Shop with swimming pool and garage near the Pessac barrier

Gironde , Nouvelle Aquitaine



€892,500

inc. of agency fees

3 Beds 168 sqm 0.01 ha

Nestled in a quiet and sought-after neighborhood, hidden from view, this elegant two-story shop perfectly embodies the alliance between the authenticity...

At a Glance

Reference MFH-EAB2042EABX

Near to Bordeaux

Price €892,500

Bed 3

Pool No

Hab.Space 168 sqm

Land 0.01 ha

Land Tax N/A

Property Description

Nestled in a quiet and sought-after neighborhood, hidden from view, this elegant two-story shop perfectly embodies the alliance between the authenticity of the old and the refinement of modernity. Stone walls, a fireplace, warm volumes and careful finishes give this place a unique atmosphere: a true haven of peace, where intimacy and comfort delicately meet.

The house opens onto a bright living room, composed of a living room with fireplace, a convivial dining area, and a fully equipped open kitchen, extended by large bay windows giving access to the 70 sqm landscaped garden, with its intimate and private swimming pool. The ground floor also accommodates a master suite with its private bathroom, offering a real independent sleeping area with storage.

Upstairs, there are two large bedrooms, a bathroom, as well as a games room or office, ideal for the needs of family life. A healthy cellar completes the set that can serve as a fourth bedroom. A private garage in the street completes this property.

Modern, rare and full of charm, this shop offers an ideal living environment for those looking for the perfect balance between the tranquility of an intimate cocoon and the immediate proximity of urban amenities. A favorite property to discover without delay.

ENERGY CLASS: C / CLIMATE CLASS: C. Estimated average amount of annual energy expenditure for standard use, established from energy prices for the year 2023: between 2060 and 2880 euros.

/

Summary

Property type:	House
Bedrooms:	3
Price	€892,500

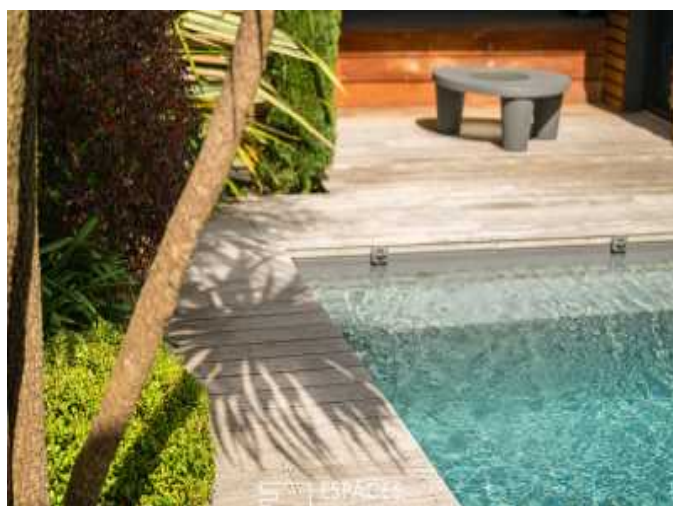
Key Information

Internal Area:	168 sqm
Land Area:	0.01 ha

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 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