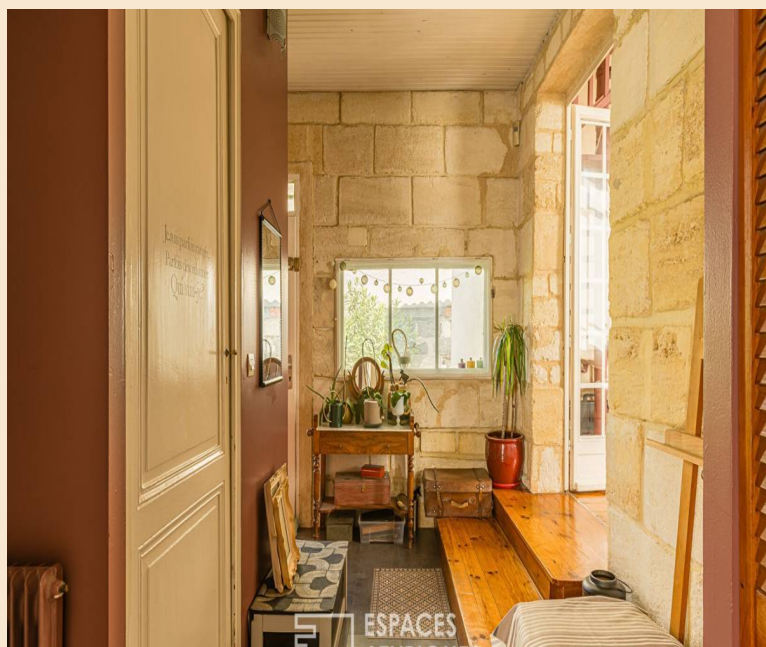


[Click to view MFH-EAB2043EABX](#)

## The family oasis with garden in the heart of the Primerose district

Gironde , Nouvelle Aquitaine



**€595,000**

inc. of agency fees

4 Beds 1 Baths 130 sqm 0.04 ha

On a quiet street in the highly sought-after Primerose district, just steps from the famous tennis club and renowned schools, this charming 130 sqm stone...

### At a Glance

Reference	MFH-EAB2043EABX	Near to	Bordeaux	Price	€595,000
Bed	4	Bath	1	Hab.Space	130 sqm
Land	0.04 ha	Pool	No	Land Tax	N/A

### Property Description

On a quiet street in the highly sought-after Primerose district, just steps from the famous tennis club and renowned schools, this charming 130 sqm stone house will charm you with its character and warm atmosphere.

From the outside, a welcoming garden with on-site parking sets the tone. Inside, the house consists of a double-aspect living room with a fireplace, a separate fitted and equipped kitchen, three bedrooms, a laundry room, and a bathroom, all on one level.

A staircase leads to a large attic room, converted into a fourth bedroom with an office space; a true cocoon, perfect for working or relaxing.

At the rear, the intimate garden is a true haven of peace: a stone porch with exposed timbers houses a vast outdoor fireplace, ideal for convivial meals all year round.

A beautiful address to discover, offering a subtle balance between character, calm, and proximity to amenities. Great potential in a rare setting.

ENERGY CLASS: E / CLIMATE CLASS: E. Estimated average annual energy expenditure for standard use, based on 2021 energy prices: between EUR1,740 and EUR2,390.

: /

### Summary

Property type:	House
Bedrooms:	4
Bathrooms	1
Price	€595,000

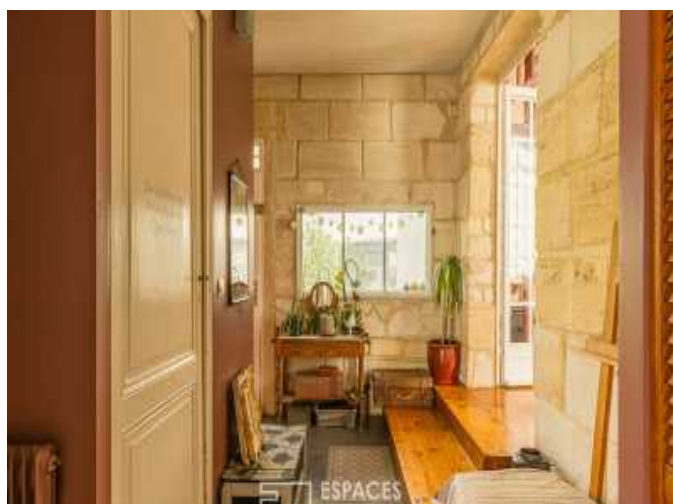
### Key Information

Internal Area:	130 sqm
Land Area:	0.04 ha
Has a Garden	Yes

### 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

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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 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**



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