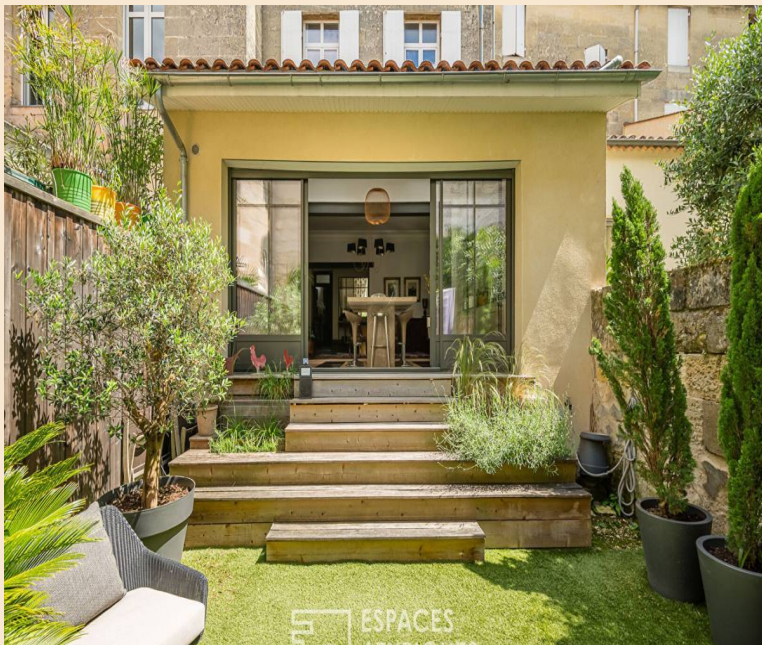


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Bourgeois house ideally located in Libourne

Gironde , Nouvelle Aquitaine



€599,000

inc. of agency fees

3 Beds

201 sqm

Located in the historic heart of Libourne, this charming bourgeois townhouse is enhanced by an intimate landscaped garden. Carefully restored, it combines...

At a Glance

Reference MFH-EAB2066EABX

Near to Bordeaux

Price €599,000

Bed 3

Pool No

Hab.Space 201 sqm

Land Tax N/A

Property Description

Located in the historic heart of Libourne, this charming bourgeois townhouse is enhanced by an intimate landscaped garden. Carefully restored, it combines old-world charm with contemporary lines, offering an elegant and functional living environment.

Behind a stone facade typical of Libourne architecture, the interior spaces are arranged over three levels. The ground floor reveals a dual-aspect living room bathed in light, where a tastefully decorated living room, a welcoming dining room, and a high-end open kitchen with refined finishes, extend into direct access to the rear garden.

The first floor houses two spacious bedrooms, each with a shower room or bathroom and very high ceilings. The old features, solid parquet flooring, a marble fireplace, and moldings, harmoniously complement the resolutely contemporary interior design.

The second floor offers a dedicated parental space consisting of a bedroom, a bathroom and a dressing room.

The house benefits from a privileged location in the immediate vicinity of shops, schools, markets and the TGV station, facilitating travel to The old features, solid parquet floors, marble fireplaces, moldings, harmoniously dialogue with a resolutely contemporary interior design.

With a rare and singular character, this house perfectly embodies the DNA of Espaces Atypiques: a living space that is both inspiring and functional, combining heritage character and modernity.

ENERGY CLASS: C / CLIMATE CLASS: C. Estimated average amount of annual energy expenditure for standard use, established from 2021 energy prices: between 1010 and 1420 euros.

Sindy Jaud (EI) : / RSAC Number:

Summary

Property type: House
Bedrooms: 3
Price €599,000

Key Information

Internal Area: 201 sqm

Location: Nouvelle Aquitaine



Gallery





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You would have already been informed about the property taxes and legal fees (that incl. the stamp duty).

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C. BAUER – Sunday Times

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S. and L. BROWN



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