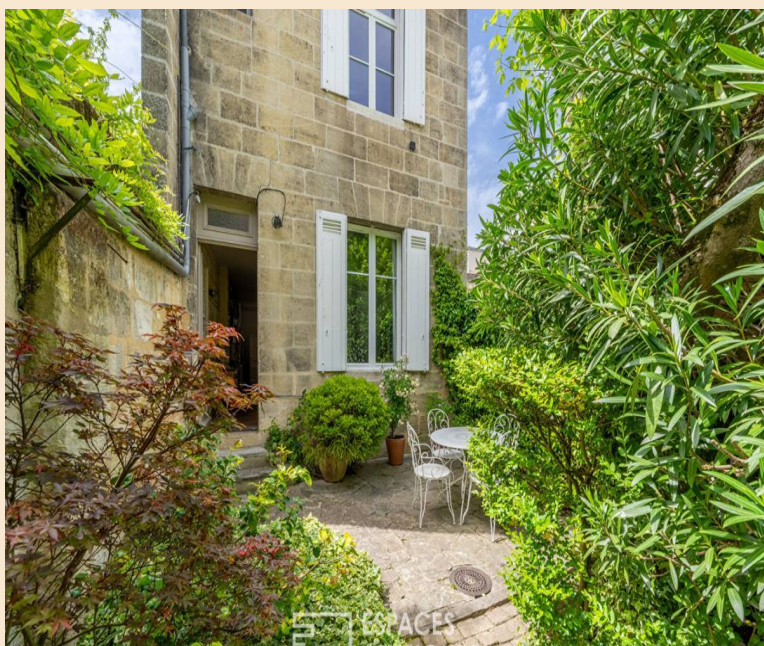


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## Townhouse with garden

Gironde , Nouvelle Aquitaine



**€830,000**

inc. of agency fees

3 Beds      2 Baths      135 sqm

Nestled in one of Bordeaux's most sought-after neighborhoods, just steps from Place Tourny and the Jardin Public, this unique house is located at the...

### At a Glance

Reference MFH-EAB2084EABX

Near to Bordeaux

Price €830,000

Bed 3

Bath 2

Hab.Space 135 sqm

Pool No

Land Tax N/A

### Property Description

Nestled in one of Bordeaux's most sought-after neighborhoods, just steps from Place Tourny and the Jardin Public, this unique house is located at the back of a condominium, away from prying eyes and the hustle and bustle.

This stone house boasts 135 sqm of authentic charm, accessible via a 120 sqm private garden. Upon entering, period features such as original parquet floors, period fireplaces, and high ceilings offer undeniable charm to this home.

Every detail recalls the character of the old, carefully preserved, while offering contemporary living comfort. A beautiful room, which can be used as a dining room, bedroom, or office, is located to the right of the entrance. Continuing on, the warm living room opens naturally onto a fitted kitchen that harmoniously extends the reception area.

Upstairs, a bedroom with bathroom and a second large bedroom offer peace and privacy. A second bathroom completes the sleeping area. A third bedroom can easily be converted as needed.

Possibility of converting the 25m<sup>2</sup> attic. This home offers a bucolic living environment, close to amenities, schools and transport.

ENERGY CLASS: E / CLIMATE CLASS: E. Estimated average annual energy expenditure for standard use, based on 2022 energy prices: between 3690 and 5040 euros.

: /

Condominiums of 12 units (No proceedings in progress).

Annual expenses : 1730 euros.

Summary

Property type:	House
Bedrooms:	3
Bathrooms	2
Price	€830,000

Key Information

Internal Area:	135 sqm
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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You would have already been informed about the property taxes and legal fees (that incl. the stamp duty).

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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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