

[Click to view MFH-EAB1581EABX](#)

Cozy duplex with terrace and garage

Gironde , Nouvelle Aquitaine

€477,000

inc. of agency fees

3 Beds

1 Baths

92 sqm

Located halfway between the popular Chartrons and Bassin à Flots district, this 94 sqm apartment on two levels is located on the 1st floor of a small condominium. Completely renovated with choice materials,...

At a Glance

Reference MFH-EAB1581EABX

Bed 3

Near to Bordeaux

Bath 1

Pool No

Price €477,000

Hab.Space 92 sqm

Land Tax N/A

Property Description

Located halfway between the popular Chartrons and Bassin à Flots district, this 94 sqm apartment on two levels is located on the 1st floor of a small condominium. Completely renovated with choice materials, it benefits from a pleasant 15 sqm terrace, sheltered from prying eyes.

The first level accommodates a spacious living room of 45m2 with kitchen opening onto this large living room opened by large bay windows overlooking the outside which allows you to imagine moments of

conviviality on sunny days.

From the living room, a wooden staircase leads to the upper level which serves three bedrooms, a bathroom, and a toilet.

Due to its location close to the Quais des Marques, its generous exterior, the quality renovation it has undergone as well as its garage, this duplex is a real favorite.

ENERGY CLASS: C/ CLIMATE CLASS: A. Estimated average amount of annual energy expenditure for standard use, established based on energy prices for the year 2021: between 835 and 1,129 euros.

/

Condominiums of 6 units (No proceedings in progress).

Annual expenses : 400 euros.

Summary

Property type:	Apartment
Bedrooms:	3
Bathrooms	1
Price	€477,000

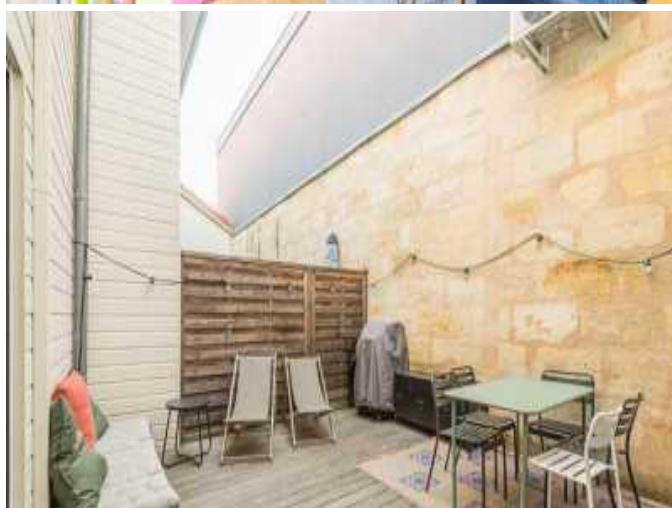
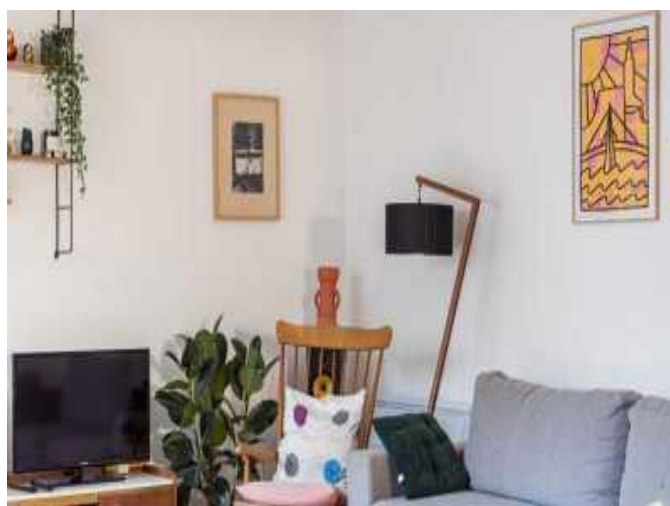
Key Information

Internal Area:	92 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**.

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 calling 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

great service
fast transfers

send money abroad 24/7

excellent rates

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 ©2004-2024 my-french-house.com All Rights Reserved