

Click to view MFH-EAB1609EABX

Family home in its green setting with swimming pool

Gironde, Nouvelle Aquitaine



€630,000

inc. of agency fees

3 Beds

190 sqm

0.17 ha

Located near the center of Castelnau, this charming 19th century house, with an area of approximately 190 m2 spread over two levels, offers an enchanting setting with its green garden. The entrance, decorated...

At a Glance

Reference MFH-EAB1609EABX

0.17 ha

Near to Bordeaux

Bed :

Land

Pool Yes

Price €630,000

Hab.Space 190 sqm

Land Tax N/A

Property Description

Located near the center of Castelnau, this charming 19th century house, with an area of approximately 190 m2 spread over two levels, offers an enchanting setting with its green garden. The entrance, decorated with vintage tiling, leads to a welcoming living room and a large bedroom, followed by a hallway leading to a spacious bathroom with period ceilings. A discreet staircase reveals, on either side of a free space, two

beautiful bedrooms with sloping and wooded ceilings, accompanied by another bathroom. On the ground floor, the atypical layout presents two living rooms with distinct atmospheres, separated by spaces such as an office and a dining room. The latter, opening onto a covered terrace, offers a view of the garden. The semi-open kitchen, in seventies style with a mosaic of colorful tiles, adds a retro touch. This south-facing family home offers generous outdoor space with a garden, a swimming pool, a wooden terrace, a pool house, a DIY corner, and a green carport that can accommodate two vehicles. Adjacent to the carport, a wooden outbuilding of 80 m2, with the typical charm of a cabin in the basin, completes this ensemble, offering additional possibilities.

ENERGY CLASS: D / CLIMATE CLASS: D. Estimated average amount of annual energy expenditure for standard use, established based on energy prices for the year 2021: between 2,173 and 2,939 euros.

/

Summary

Property type: House Bedrooms: 3

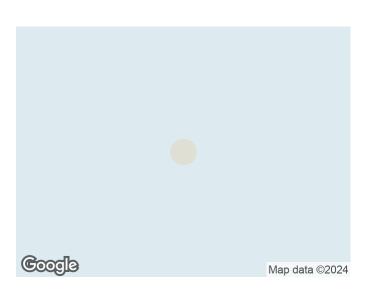
Price €630,000

Key Information

Internal Area: 190 sqm
Land Area: 0.17 ha
Has a Garden Yes
Swimming Pool? Yes

Location: Nouvelle Aquitaine





Gallery































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 ours 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



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