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## Duplex with terrace in the heart of Chartrons

Gironde , Nouvelle Aquitaine



**€609,000**

inc. of agency fees

3 Beds      1 Baths      89 sqm

Nestled in the vibrant heart of Chartrons, just a few steps from the quays, this superb 89 square meter Carrez law duplex is located in a secure condominium. This residence has been completely redesigned...

### At a Glance

<b>Reference</b>	MFH-EAB1714EABX	<b>Near to</b>	Bordeaux	<b>Price</b>	€609,000
<b>Bed</b>	3	<b>Bath</b>	1	<b>Hab.Space</b>	89 sqm
		<b>Pool</b>	No	<b>Land Tax</b>	N/A

### Property Description

Nestled in the vibrant heart of Chartrons, just a few steps from the quays, this superb 89 square meter Carrez law duplex is located in a secure condominium.

This residence has been completely redesigned by its current owners, offering a perfect balance between

modernity and authentic charm. From the entrance, you find a spacious living room, bathed in natural light and decorated with generous ceiling height which gives a feeling of space and freedom.

An open fitted kitchen, judiciously arranged, opens onto a beautiful terrace, ideal for enjoying balmy summer evenings. A first bedroom, a bathroom and toilets complete this level. A staircase leads to the upper floor, where two additional bedrooms are located, offering absolute comfort and cleverly integrated storage for optimal organization.

This haven of peace in the heart of Chartrons is much more than just an apartment, it is a real cocoon where you just have to put your bags down to fully enjoy the dynamic urban life and the captivating atmosphere of this popular district of Bordeaux !

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 EUR890 and EUR1250

Condominiums of 15 units (No proceedings in progress).

Annual expenses : 1500 euros.

Summary

Property type:	Apartment
Bedrooms:	3
Bathrooms	1
Price	€609,000

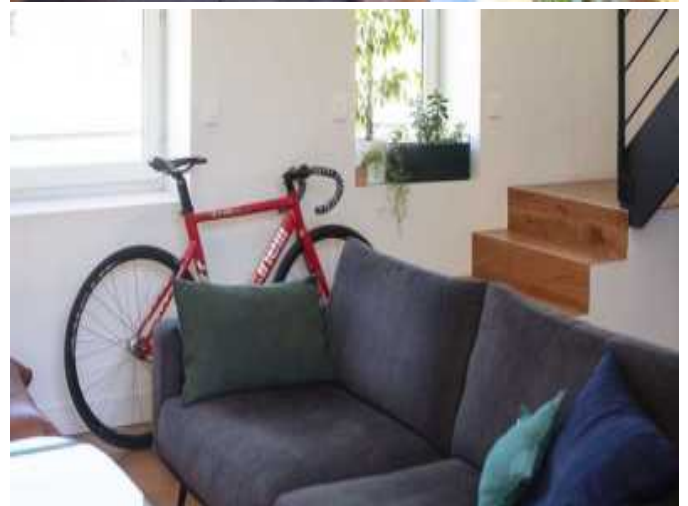
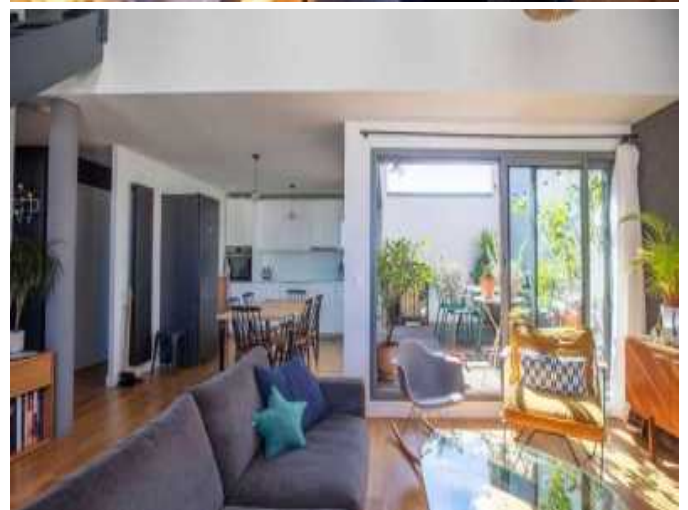
Key Information

Internal Area:	89 sqm
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Location: Nouvelle Aquitaine



## Gallery







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