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## Sculptural loft with terrace and swimming pool in Les Chartrons

Gironde , Nouvelle Aquitaine



€1,260,000

inc. of agency fees

3 Beds      1 Baths      190 sqm

In the popular Chartrons district, this majestic loft with industrial and contemporary character offers a surface area of 190 sqm. Ambiguities between...

### At a Glance

**Reference** MFH-EAB1793EABX

**Near to** Bordeaux

**Price** €1,260,000

**Bed** 3

**Bath** 1

**Hab.Space** 190 sqm

**Pool** No

**Land Tax** N/A

### Property Description

In the popular Chartrons district, this majestic loft with industrial and contemporary character offers a surface area of 190 sqm. Ambiguities between softness and raw materials, intimacy and extravagance in a spacious and warm setting.

Before discovering an imposing cathedral living room where two steel staircases clash royally, a corridor leads to a delicious open kitchen opposite its pantry. Upstairs, two other bedrooms, a bathroom and a shower room offer a practical layout and benefit from a terrace.

A lounge area completes this level. At the top of the second staircase, a magnificent master suite with its dressing room, bathroom and office space. The ground floor benefits from extraordinary volumes, with its living room of almost 100 sqm, opened by full-height bay windows onto the outdoor space of approximately 80 sqm, with its natural wooden swimming pool, overlooked by its terrace sliding.

A garden shed and a parking space complete this loft with quality services and remarkable architecture.

ENERGY CLASS: B/ CLIMATE CLASS: A. Estimated average amount of annual energy expenditure for standard use, established based on energy prices for the year 2021: between 1200 and 1500 euros.

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Condominiums of 4 units (No proceedings in progress).

Annual expenses : 1200 euros.

Summary

Property type:	Apartment
Bedrooms:	3
Bathrooms	1
Price	€1,260,000

Key Information

Internal Area:	190 sqm
Has a Garden	Yes

Location: Nouvelle Aquitaine



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**S. and L. BROWN**



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