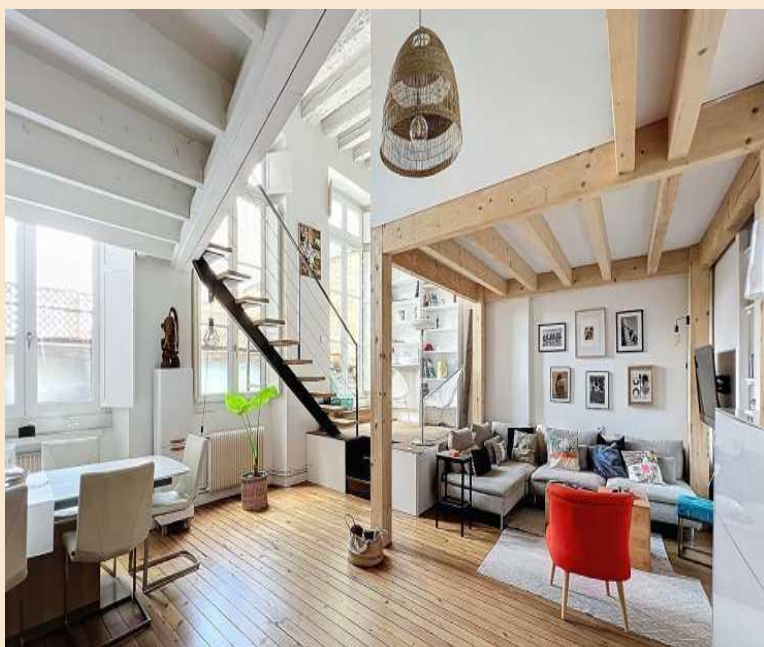


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Apartment with large terrace on the quays

Gironde , Nouvelle Aquitaine



€630,000

inc. of agency fees

2 Beds

120 sqm

Located on the emblematic Quai des Chartrons, this elegant 108 sqm apartment is located in a sumptuous stone building on the first floor, sheltered from...

At a Glance

Reference MFH-EAB1831EABX

Near to Bordeaux

Price €630,000

Bed 2

Pool No

Hab.Space 120 sqm

Land Tax N/A

Property Description

Located on the emblematic Quai des Chartrons, this elegant 108 sqm apartment is located in a sumptuous stone building on the first floor, sheltered from noise, thanks to its rear-facing orientation.

Spread over two levels, the apartment welcomes you with a charming entrance hallway leading to a shower room and toilet. You will immediately be seduced by the vast living room bathed in natural light, offering an impressive double-height ceiling, enhanced by solid wood parquet flooring and exposed beams, bringing a unique character.

A separate, fully equipped kitchen completes this level. The numerous windows illuminate the space and open onto a large private 36 sqm terrace, offering an unobstructed view, ideal for enjoying moments of relaxation outdoors.

Upstairs, you will discover two comfortable bedrooms as well as a large multipurpose space, perfect for setting up an office, a games room or even a reading corner.

This rare property elegantly combines charm and modernity, and benefits from a privileged location in the immediate vicinity of shops, restaurants and transport, perfectly embodying the sought-after spirit of the Chartrons district.

ENERGY CLASS: C / CLIMATE CLASS: C. Estimated average amount of annual energy expenditure for standard use, established from energy prices for the year 2023: between 1210 and 1,690 euros.

Condominiums of 20 units (No proceedings in progress).

Annual expenses : 1200 euros.

Summary

Property type:	Apartment
Bedrooms:	2
Price	€630,000

Key Information

Internal Area:	120 sqm
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Location: Nouvelle Aquitaine



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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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C. BAUER – Sunday Times

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S. and L. BROWN



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