

[Click to view MFH-EAB1933EABX](#)

Loft with swimming pool and garage in Chartrons

Gironde , Nouvelle Aquitaine



€1,200,000

inc. of agency fees

3 Beds

210 sqm

Located in the sought-after Chartrons district, on a quiet street, this loft of over 200 sqm offers a unique living environment, combining comfort and...

At a Glance

Reference MFH-EAB1933EABX

Near to Bordeaux

Price €1,200,000

Bed 3

Pool No

Hab.Space 210 sqm

Land Tax N/A

Property Description

Located in the sought-after Chartrons district, on a quiet street, this loft of over 200 sqm offers a unique living environment, combining comfort and serenity. Nestled on the first and only floor of a former factory, the entrance is via a superb 130 sqm suspended terrace, bathed in sunlight and decorated with an elegant south-facing concrete swimming pool, a true haven of peace in the heart of

The interior of the loft is organized around an open-air patio, flooding the spaces with natural light thanks to its large glass openings. The vast living room with open kitchen impresses with its high ceilings and its warm atmosphere, enhanced by noble materials and direct access to the terrace. On the night side, there are three bedrooms including a master suite, an office, as well as a second intimate 70 sqm terrace at the rear. A double closed garage completes this rare property, offering a peaceful urban lifestyle, close to shops and neighborhood life.

ENERGY CLASS: C / CLIMATE CLASS: C. Estimated average annual energy expenditure for standard use, established from 2022 energy prices: between 1930 and 2670 euros.

/

Condominiums of 4 units (No proceedings in progress).

Annual expenses : 1200 euros.

Summary

Property type: Apartment
Bedrooms: 3
Price €1,200,000

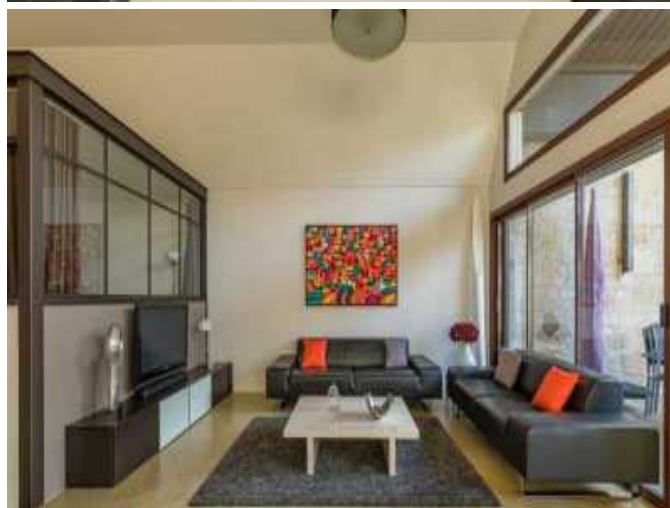
Key Information

Internal Area: 210 sqm

Location: Nouvelle Aquitaine



Gallery





As Featured in



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 cooling 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 ©2004-2025 my-french-house.com All Rights Reserved