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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.

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Condominiums of 4 units (No proceedings in progress).

Annual expenses : 1200 euros.

Summary

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

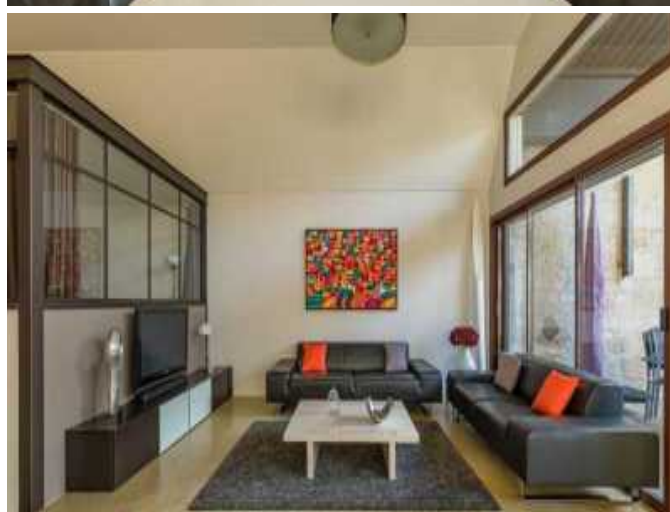
Key Information

Internal Area: 210 sqm

Location: Nouvelle Aquitaine



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S. and L. BROWN



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