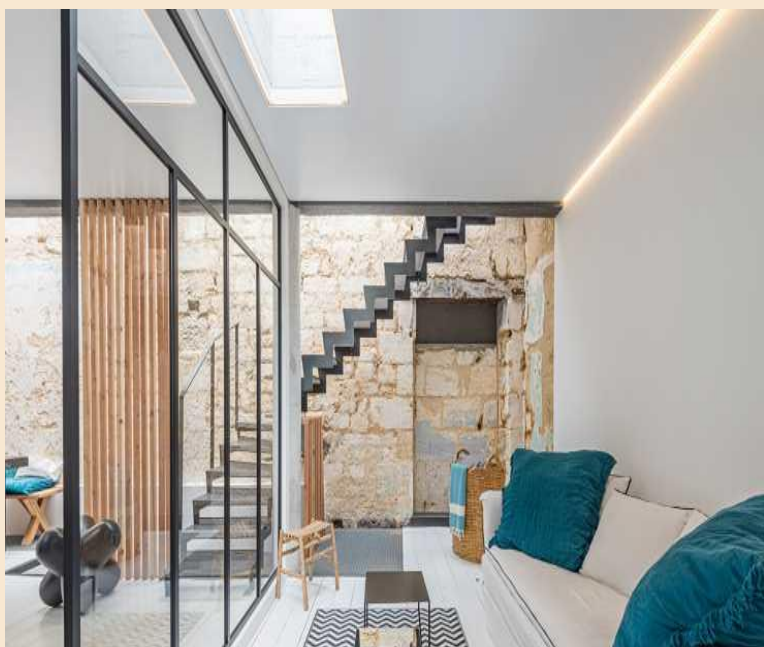


[Click to view MFH-EAB1985EABX](#)

## Magnificent loft with roof terrace in Les Chartrons

Gironde , Nouvelle Aquitaine



€745,000

inc. of agency fees

2 Beds      2 Baths      122 sqm

In the heart of the popular Chartrons district, in absolute calm and out of sight, this loft of 122sqm on the ground, 106sqm Carrez, has been completely...

### At a Glance

Reference MFH-EAB1985EABX

Near to Bordeaux

Price €745,000

Bed 2

Bath 2

Hab.Space 122 sqm

Pool No

Land Tax N/A

### Property Description

In the heart of the popular Chartrons district, in absolute calm and out of sight, this loft of 122sqm on the ground, 106sqm Carrez, has been completely revisited by an architect into a refined and contemporary home.

From the delicacy of the choice of materials to the optimization of spaces and volumes, harmony was the common thread of this renovation, in order to create a contemporary home in tune with the times.

The ground floor offers a first bedroom opening onto a bathroom with a walk-in shower and bathtub. Not far from there, an openwork metal staircase leads to a second bedroom.

On the upper level reveals a large living room whose old features have been preserved while offering generous volumes. A fully equipped American kitchen and a bathroom complete this level.

Overhung by a skylight, a steel staircase leads us to the sunny terrace of 45m<sup>2</sup>. A tastefully renovated house, which exudes incredible charm, just a stone's throw from the tramway and the Chartrons shops.

ENERGY CLASS: C / CLIMATE CLASS: A. Estimated average amount of annual energy expenditure for standard use, established based on energy prices for the year 2022: between 950 and 1,340 euros.

Condominiums of 3 units (No proceedings in progress).

Annual expenses : 1000 euros.

Summary

Property type:	Apartment
Bedrooms:	2
Bathrooms	2
Price	€745,000

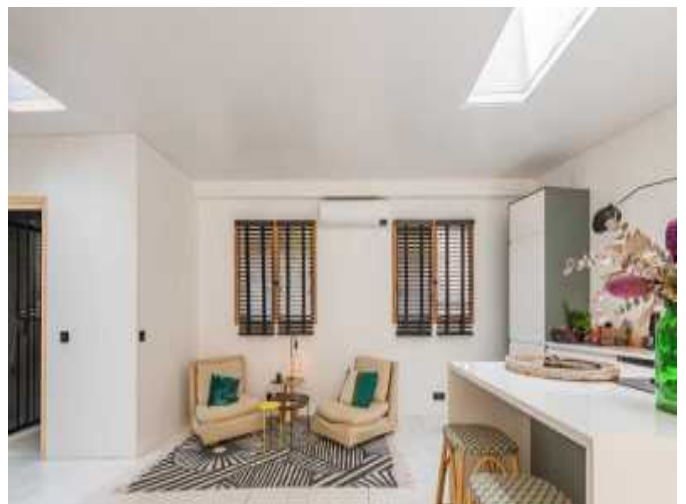
Key Information

Internal Area:	122 sqm
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Location: Nouvelle Aquitaine



## Gallery









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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).

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**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**



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