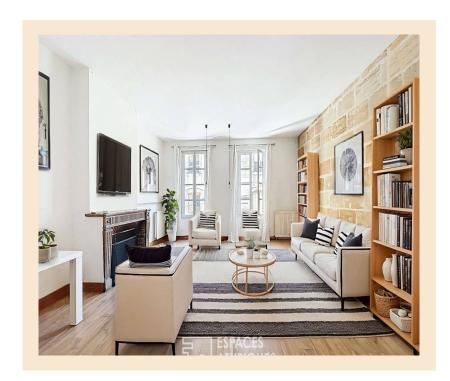
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# Charming apartment with terrace in the heart of Chartrons

Gironde, Nouvelle Aquitaine



€845,000

inc. of agency fees

4 Beds

**162** sqm

Located in the heart of the popular Chartrons district, this 162m2 apartment offers an exceptional living environment combining old-world charm and contemporary...

#### At a Glance

**Reference** MFH-EAB2007EABX

**Bed** 4 Near to Bordeaux

Pool No Price €845,000

Hab.Space 162 sqm

Land Tax N/A

Located in the heart of the popular Chartrons district, this 162m2 apartment offers an

exceptional living environment combining old-world charm and contemporary comfort. With

a generous surface area, it stands out for its beautiful volumes, warm parquet flooring and

soothing atmosphere.

An intimate courtyard-side terrace is a real asset, offering a rare outdoor space in the city

center. The interior is spread out around bright rooms where the old-world charm is

enhanced by modern touches. The large living room, with a fireplace and high ceilings, is the

heart of the property.

The functional and equipped kitchen fits perfectly into this friendly living space. The

apartment has 4 bedrooms spread over 2 levels offering peace and privacy, ideal for a family

looking for a harmonious place to live. The outdoor space is a true haven of peace.

The wooden terrace, sheltered from view, is shaded by a planted pergola, creating an

atmosphere conducive to relaxation. This outdoor space is a rare privilege in this highly

sought-after area. Close to shops, schools and transport, the property benefits from an ideal

location near the Quai des Chartrons.

This atypical apartment elegantly combines authenticity and modernity. Its services and

location make it a unique opportunity on the Bordeaux real estate market.

ENERGY CLASS: D / CLIMATE CLASS: D. Estimated average amount of annual energy

expenditure for standard use, established from energy prices for the year 2023: between 3210

and 4090 euros

Condominiums of 6 units (No proceedings in progress).

Annual expenses: 1200 euros.

Summary

Property type: Apartment

Bedrooms:

Price €845,000

**Key Information** 

Internal Area: 162 sqm

**Location: Nouvelle Aquitaine** 



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#### S. and L. BROWN



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