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Former renovated wine cellar with indoor swimming pool, garden and garage

Gironde , Nouvelle Aquitaine



€1,099,000

inc. of agency fees

4 Beds 1 Baths 204 sqm 0.02 ha

On a quiet street in the iconic Chartrons district, this 204sqm house with a decidedly loft-style was born from the renovation of a former winery in 2008....

At a Glance

Reference MFH-EAB2049EABX

Near to Bordeaux

Price €1,099,000

Bed 4

Bath 1

Hab.Space 204 sqm

Land 0.02 ha

Pool Yes

Land Tax N/A

Property Description

On a quiet street in the iconic Chartrons district, this 204sqm house with a decidedly loft-style was born from the renovation of a former winery in 2008. An ambitious project that preserved the soul of the place while infusing it with contemporary architecture. From the entrance, the volumes impress.

The 75 sqm living room stands out with its generous dimensions and spectacular ceiling height. The skylights, combined with four large bay windows, flood the room with natural light throughout the day, creating a bright and warm atmosphere. On the ground floor, the living room and dining room open directly onto an intimate garden, extending the living space to the outdoors. A custom-made metal staircase, a true architectural piece, leads to the upper floor dedicated to the sleeping area. Three comfortable bedrooms coexist there, served by a functional bathroom. A master suite completes this floor with a custom-made dressing room and a private bathroom. A third bathroom can easily be created as needed. At the back of the plot, a 45 sqm outbuilding echoes the main house.

The ground floor houses a heated indoor swimming pool, designed for year-round use. Upstairs, a large multipurpose room can accommodate an independent studio, a teleworking space, or a workshop. A 30 sqm garage completes this property with rare features in this area, combining industrial character, modern comfort, and scalable potential.

ENERGY CLASS: B / CLIMATE CLASS: A. Estimated average annual energy expenditure for standard use, based on 2022 energy prices: between 970 and 1,370 euros.

: / RSAC Number:

Summary

Property type:	House
Bedrooms:	4
Bathrooms	1
Price	€1,099,000

Key Information

Year Built:	2008
Internal Area:	204 sqm
Land Area:	0.02 ha
Has a Garden	Yes
Swimming Pool?	Yes

Location: Nouvelle Aquitaine



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S. and L. BROWN



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