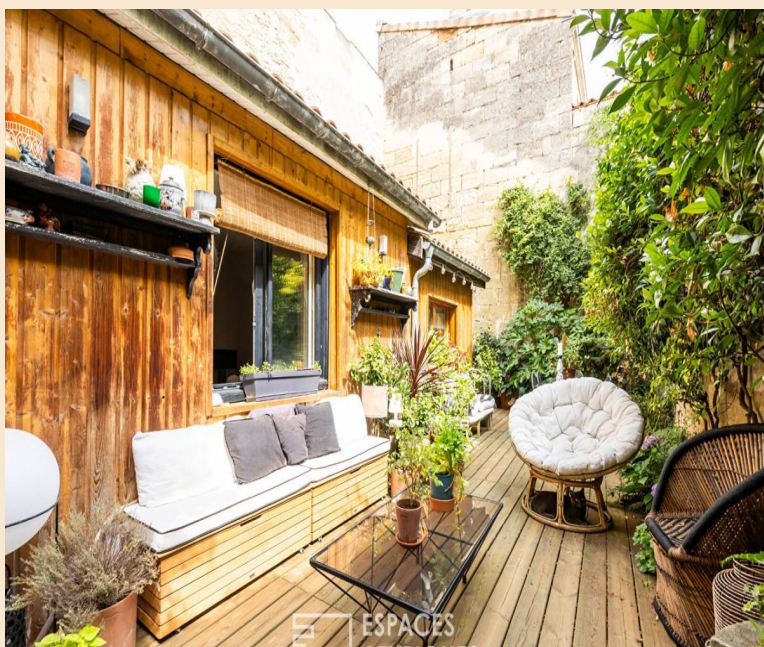


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Sublime renovated apartment with terrace in Chartrons

Gironde , Nouvelle Aquitaine



€650,000

inc. of agency fees

2 Beds

114 sqm

Nestled on the ground floor of a beautiful stone building, this 114m2 dual-aspect apartment boasts a sublime renovation and a 37m2 terrace with no overlooked...

At a Glance

Reference MFH-EAB2063EABX

Near to Bordeaux

Price €650,000

Bed 2

Pool No

Hab.Space 114 sqm

Land Tax N/A

Property Description

Nestled on the ground floor of a beautiful stone building, this 114m² dual-aspect apartment boasts a sublime renovation and a 37m² terrace with no overlooked vis-à-vis. Thanks to its high ceilings and dual exposure, this apartment benefits from beautiful light throughout the day.

The apartment consists of an entrance hall with cupboards that extends into a beautiful south-facing living room. Parquet flooring, marble, a workshop glass roof, and a functional brick fireplace create a warm atmosphere, gracefully blending old-world charm with contemporary touches.

This spacious living room with open kitchen offers access to a beautiful, private terrace, a true extension of the apartment. The sleeping area consists of a master suite with its own bathroom, and a second bedroom with a separate shower room.

Equipped with a working fireplace and reversible air conditioning, this apartment offers ultimate living comfort, in the heart of Chartrons, close to transport, shops, schools.

ENERGY CLASS: C / CLIMATE CLASS: C. Estimated average amount of annual energy expenditure for standard use, established from 2021 energy prices: between 1054 and 1426 euros.

/ (4.84 % fees incl. VAT at the buyer's expense.)

Condominiums of 4 units (No proceedings in progress).

Annual expenses : 1380 euros.

Summary

Property type:	Apartment
Bedrooms:	2
Price	€650,000

Key Information

Internal Area:	114 sqm
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Location: Nouvelle Aquitaine



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C. BAUER – Sunday Times

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S. and L. BROWN



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