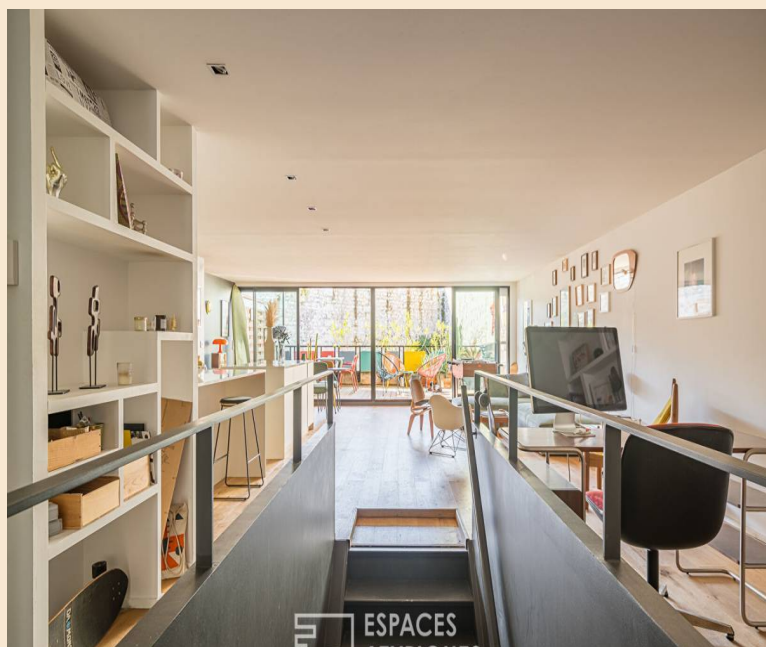


[Click to view MFH-EAB1940EABX](#)

## Contemporary apartment with terrace in Chartrons

Gironde , Nouvelle Aquitaine



**€820,000**

inc. of agency fees

4 Beds

150 sqm

Ideally located in the heart of Bordeaux's sought-after Chartrons district, this duplex apartment of approximately 150 sqm (180 sqm Carrez law) offers...

### At a Glance

**Reference** MFH-EAB1940EABX

**Near to** Bordeaux

**Price** €820,000

**Bed** 4

**Pool** No

**Hab.Space** 150 sqm

**Land Tax** N/A

### Property Description

Ideally located in the heart of Bordeaux's sought-after Chartrons district, this duplex apartment of approximately 150 sqm (180 sqm Carrez law) offers an exceptional living environment, enhanced by a beautiful 28 sqm west-facing terrace. This property, nestled on the second floor of a small four-apartment building, stands out for its elegance and generous volumes. The entrance to this apartment opens onto a spacious and bright living room, the true heart of the property. Large bay windows flood the space with natural light and provide direct access to the terrace, creating a perfect harmony between interior and exterior. The modern and functional kitchen blends seamlessly into this open space. A magnificent master suite, a true haven of peace, features a private bathroom and a fitted dressing room, offering optimal comfort. An office, a large laundry room, and a separate toilet complete this level. Upstairs, the sleeping area consists of three attic bedrooms. A shower room and an additional toilet complete this layout. The exterior, with its generous terrace, invites you to enjoy the beautiful days and evenings of The Chartrons district, renowned for its dynamism and history, offers nearby schools, food shops, and boutiques, contributing to the daily lives of residents. This atypical property brilliantly combines the loft spirit and modern comfort. Its brightness, open spaces, and quiet terrace make it a rare place to live. Featuring excellent energy performance (DPE in C) thanks to new inertia heating systems, this property also includes a closed garage, an undeniable asset in this sought-after area. ENERGY CLASS: C / CLIMATE CLASS: A. Estimated average annual energy expenditure for standard use, based on 2021 energy prices: between EUR1,410 and EUR1,960.

Condominiums of 8 units (No proceedings in progress).

Annual expenses : 1600 euros.

Summary

Property type:	Apartment
Bedrooms:	4
Price	€820,000

Key Information

Internal Area:	150 sqm
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Location: Nouvelle Aquitaine



## Gallery







As Featured in

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**C. BAUER – Sunday Times**

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**S. and L. BROWN**



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