

[Click to view MFH-EAB2116EABX](#)

The jazzy loft of Chartrons

Gironde , Nouvelle Aquitaine



€560,000

inc. of agency fees

2 Beds

120 sqm

In the heart of the sought-after Chartrons district, just a stone's throw from Rue Notre-Dame, this 120 sqm ground-floor loft (Carrez law), housed in...

At a Glance

Reference MFH-EAB2116EABX

Near to Bordeaux

Price €560,000

Bed 2

Pool No

Hab.Space 120 sqm

Land Tax N/A

Property Description

In the heart of the sought-after Chartrons district, just a stone's throw from Rue Notre-Dame, this 120 sqm ground-floor loft (Carrez law), housed in a former jazz club, exudes unique character and a warm atmosphere. This rare property, entirely on one level, seduces with its generous volumes, optimized layout, and harmonious blend of exposed stone, contemporary elements, and industrial touches.

The interior spaces are organized around a vast living room, enhanced by large arched openings and high ceilings. The living room, extended by a dining room and an open-plan fitted and equipped kitchen, invites conviviality. The whole is structured around a suspended ethanol fireplace, bringing warmth and identity to the main room. Two bedrooms complete the property, including one on the mezzanine, ideal for a cozy sleeping area or an inspiring workspace. The materials have been carefully selected to offer comfort and character: solid parquet flooring, metal joinery, custom-made furniture and atypical decorative elements.

Large bay windows provide a direct connection with the urban environment of Chartrons. The location in the heart of a lively and commercial district allows for a practical and pleasant pedestrian lifestyle. Chartrons offers a sought-after living environment, with its schools, galleries, terraces and shops in the immediate vicinity.

This property perfectly embodies the "Espaces Atypiques" spirit: a unique living space, steeped in history, with an assumed charm and designed for modern comfort. Ideal for lovers of interior architecture, places of character and unusual atmospheres.

ENERGY CLASS: D / CLIMATE CLASS: D. Estimated average amount of annual energy expenditure for standard use, established using 2023 energy prices: between 2070 and 2840 euros.

Condominiums of 4 units (No proceedings in progress).

Annual expenses : 1200 euros.

Summary

Property type:	Apartment
Bedrooms:	2
Price	€560,000

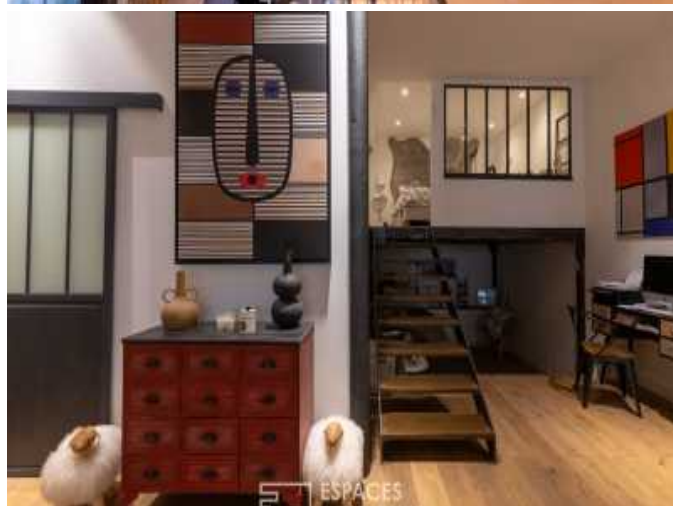
Key Information

Internal Area:	120 sqm
----------------	---------

Location: Nouvelle Aquitaine



Gallery





As Featured in

THE SUNDAY TIMES A Place in the Sun France The Sunday Telegraph THE GOOD property GUIDE Daily Mail Yorkshire Post FRENCH PROPERTY NEWS

Every property featured on our website is listed for sale at exactly the same price as it is in France, there's no premium for the superior service we offer.

We provide support based on our extensive experience and that of our bilingual experts to ensure that all aspects of your property purchase run smoothly.

Contact us on:

0845 123 5885 (UK only local rate) / +44 (0) 113 216 4066,

or email us at bonjour@my-french-house.com.

To see more great properties like this one, visit our daily updated website at www.my-french-house.com.

Buying French Property Just Got Easier...

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).

The agency fees are already included in the listed price on this document, there's no premium for the superior service we offer. You don't have to pay the deposit until the 'pre-contract' has been signed, and the 10 days cooling off period has expired. It takes an average of three months to buy a property in France.

For more information take a look at our **buying guide**, our **french mortgage** and **euro currency exchange** pages.

Testimonials

my-french-house was by far the best online guide I found – and I trawled them all – to buying a house in France. It answers all your first questions practically before you've thought to ask.

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



Disclaimer: All properties and services on our website are based on information supplied by our agents, private individuals and other third parties. They are believed to be correct when entered into our systems and at the date this page is printed. Copyright ©2004-2025 my-french-house.com All Rights Reserved