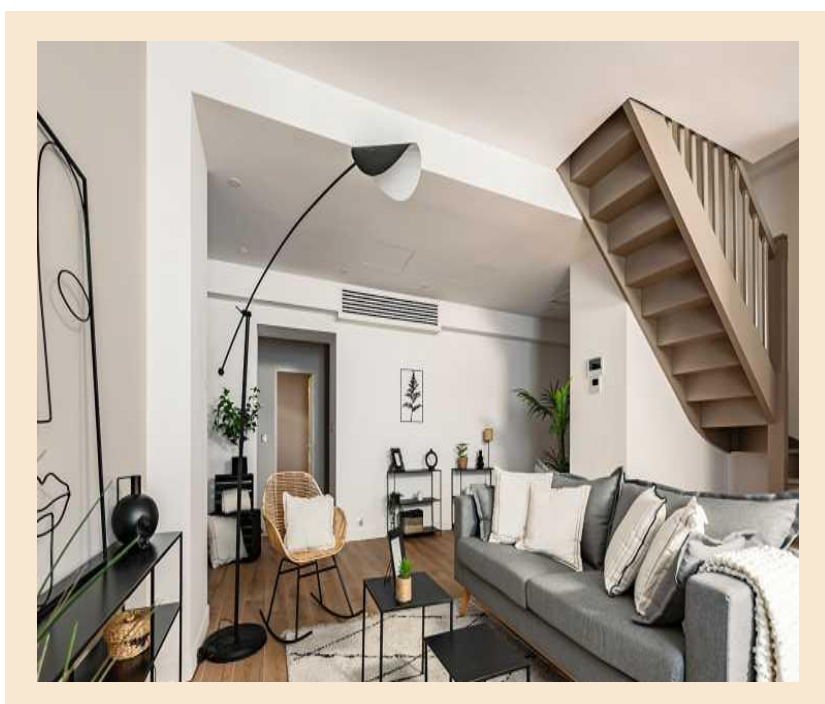


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## Completely renovated family home in Les Chartrons

Gironde , Nouvelle Aquitaine



**€788,000**

inc. of agency fees

5 Beds      1 Baths      137 sqm

Nestled in the picturesque Chartrons district of Bordeaux, this completely renovated house embodies the charm of the old married to modernity, while enjoying a privileged location close to the quays....

### At a Glance

<b>Reference</b>	MFH-EAB1572EABX	<b>Near to</b>	Bordeaux	<b>Price</b>	€788,000
<b>Bed</b>	5	<b>Bath</b>	1	<b>Hab.Space</b>	137 sqm
		<b>Pool</b>	No	<b>Land Tax</b>	N/A

### Property Description

Nestled in the picturesque Chartrons district of Bordeaux, this completely renovated house embodies the charm of the old married to modernity, while enjoying a privileged location close to the quays. On the ground floor, there is a spacious and bright living space including a good-sized living room, with a modern, impeccably equipped kitchen. An office space is also housed there, while a bathroom and a toilet offer

additional convenience. Two warm bedrooms complete this level. Upstairs consists of three further bedrooms, each with its own character and charm. A bathroom invites you to relax with its contemporary design, and an additional toilet ensures optimal functionality. It should be noted that this house will be rented furnished, with a shared rental lease offering a comfortable income. A bicycle room as well as reversible air conditioning complete this property. In short, this renovated house in the Chartrons district of Bordeaux embodies the perfect marriage between the historic charm of the city and modern comfort. ENERGY CLASS: B/ CLIMATE CLASS: A. Estimated average amount of annual energy expenditure for standard use, established based on energy prices for the year 2021: between 760 and 1,080 euros. (EI)  
Condominiums of 7 units (No proceedings in progress).

Annual expenses : 350 euros.

## Summary

Property type:	House
Bedrooms:	5
Bathrooms	1
Price	€788,000

## Key Information

Internal Area:	137 sqm
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## Location: Nouvelle Aquitaine



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