

[Click to view MFH-EAB1572EABX](#)

## 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

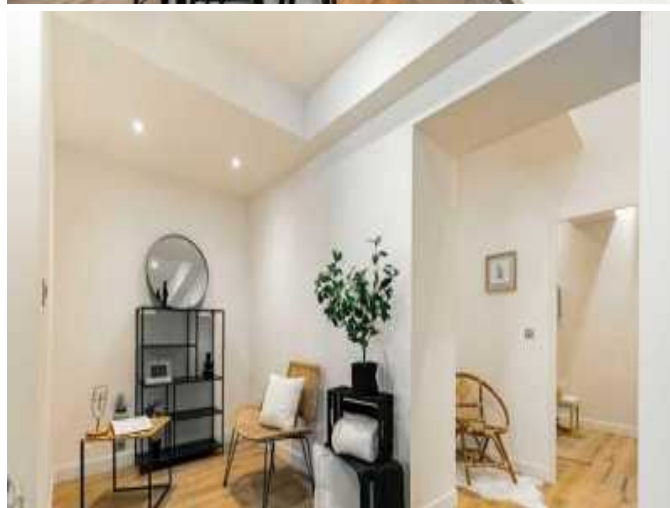
Key Information

Internal Area:	137 sqm
----------------	---------

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 calling 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**

great service  
fast transfers

send money abroad 24/7

excellent rates

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 ©2004-2024 my-french-house.com All Rights Reserved