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## Contemporary loft with terrace in Les Chartrons

Gironde , Nouvelle Aquitaine



# €1,090,000

inc. of agency fees

3 Beds

176.88 sqm

Immerse yourself in the world of this magnificent 176 sqm loft, spread over two levels, in the heart of a condominium resulting from the transformation of an old factory into three modern lofts. From...

### At a Glance

**Reference** MFH-EAB1700EABX

**Near to** Bordeaux

**Price** €1,090,000

**Bed** 3

**Pool** No

**Hab.Space** 176.88 sqm

**Land Tax** N/A

### Property Description

Immerse yourself in the world of this magnificent 176 sqm loft, spread over two levels, in the heart of a condominium resulting from the transformation of an old factory into three modern lofts. From the entrance, the charm operates through its unique character and its warm atmosphere.

On the first level, a large living room with generous volumes welcomes you, including an equipped kitchen opening onto a bright living room, decorated with large bay windows offering a view of the central terrace. The master bedroom, also located on this level, is a true oasis of tranquility with its private bathroom equipped with a bathtub and a shower.

Upstairs, a mezzanine opening onto the main room offers an office space or a spare bedroom, while two other bedrooms opening onto the patio benefit from a modern bathroom with double shower and WC.

The high-end services and originality of this property make it a loft with contemporary lines and refined design, ideal for those looking for an exceptional living environment.

Ideally located just 5 minutes from shops and close to the Camille Godard stop, this loft offers a perfect balance between privacy and convenience, allowing you to fully enjoy all the benefits of urban life. Don't miss this unique opportunity to acquire an exceptional property in a dynamic and sought-after environment.

**ENERGY CLASS: C / CLIMATE CLASS: A.** Estimated average amount of annual energy expenditure for standard use, established based on energy prices for the year 2021: between 1760 and 2430 euros.

Condominiums of 3 units (No proceedings in progress).

Annual expenses : 1200 euros.

## Summary

Property type: Apartment  
Bedrooms: 3  
Price: €1,090,000

## Key Information

Internal Area: 176.88 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

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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.

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