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## The apartment with terrace in the heart of Chartrons

Gironde , Nouvelle Aquitaine



# €749,000

inc. of agency fees

4 Beds      1 Baths      130 sqm

In the heart of the Chartrons district, in a quiet street close to the tram and Rue Notre Dame, this apartment of approximately 130m2 with its terrace is located on the first floor of a stone building....

### At a Glance

<b>Reference</b>	MFH-EAB1707EABX	<b>Near to</b>	Bordeaux	<b>Price</b>	€749,000
<b>Bed</b>	4	<b>Bath</b>	1	<b>Hab.Space</b>	130 sqm
		<b>Pool</b>	No	<b>Land Tax</b>	N/A

### Property Description

In the heart of the Chartrons district, in a quiet street close to the tram and Rue Notre Dame, this apartment of approximately 130m2 with its terrace is located on the first floor of a stone building.

Circulating around a 16m2 terrace located in the center of the apartment, the entire day area benefits from

beautiful light, high ceilings, period parquet flooring and two functional fireplaces. The equipped kitchen is adjoining. A large, bright bedroom with an independent office and a bathroom faces the street. Winding around the exterior then comes a corridor which serves two bedrooms and a bathroom, as well as separate toilets. You can access the attic space of around thirty m<sup>2</sup> through one of the bedrooms.

The volumes, the exterior and the location in the immediate vicinity of shops and transport make this property an ideal space for a family, a Bordeaux pied-à-terre or offices.

ENERGY CLASS: D/ CLIMATE CLASS: D. Estimated average amount of annual energy expenditure for standard use, established based on energy prices for the year 2022: between 1,730 and 2,400 euros.

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## Summary

Property type:	Apartment
Bedrooms:	4
Bathrooms	1
Price	€749,000

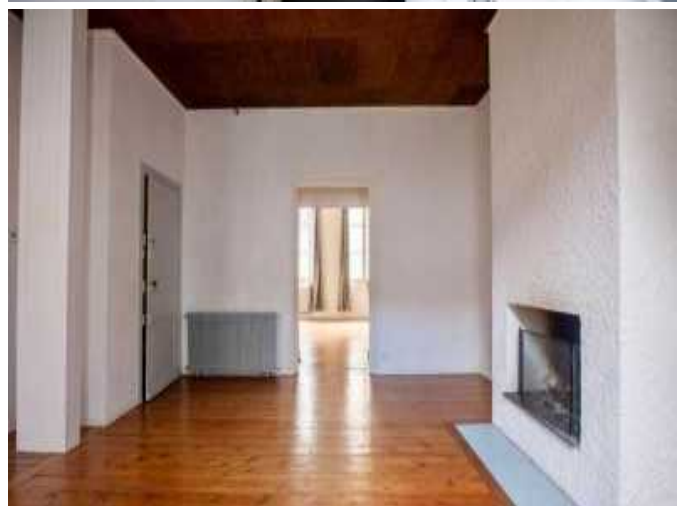
## Key Information

Internal Area:	130 sqm
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## Location: Nouvelle Aquitaine



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**C. BAUER – Sunday Times**

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