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## Sublime loft with exterior in Chartrons

Gironde , Nouvelle Aquitaine



# €1,160,000

inc. of agency fees

4 Beds      2 Baths      250 sqm

Ideally located in Les Chartrons, this magnificent 235m2 Carrez loft offers a perfect fusion between vast spaces and authentic charm. On the ground floor, a private entrance leads to a staircase connecting...

### At a Glance

<b>Reference</b>	MFH-EAB1702EABX	<b>Near to</b>	Bordeaux	<b>Price</b>	€1,160,000
<b>Bed</b>	4	<b>Bath</b>	2	<b>Hab.Space</b>	250 sqm
		<b>Pool</b>	No	<b>Land Tax</b>	N/A

### Property Description

Ideally located in Les Chartrons, this magnificent 235m2 Carrez loft offers a perfect fusion between vast spaces and authentic charm.

On the ground floor, a private entrance leads to a staircase connecting this spacious loft which is built around a large 90m2 terrace. We discover a generous living room, decorated with a fireplace, period parquet flooring and superb exposed beams, creating a peaceful atmosphere. Continuing the living room and still around the

terrace, this property offers an independent kitchen, a bathroom, a laundry room, a toilet as well as four bedrooms including a master suite with its own bathroom and dressing room.

In addition, a large room, currently used as an attic, offers the possibility of creating an independent studio, thus adding an additional dimension to this exceptional property. Note that it is also possible to acquire a large garage of approximately 120m<sup>2</sup>, located on the ground floor of the same loft.

Thanks to its privileged location, its large terrace and its beautiful volumes, this loft embodies both comfort and charm.

ENERGY CLASS: C / CLIMATE CLASS: C. Estimated average amount of annual energy expenditure for standard use, established based on energy prices for the year 2021: between 1,210 and 1,700 euros.

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Condominiums of 11 units (No proceedings in progress).

Annual expenses : 1000 euros.

## Summary

Property type:	Apartment
Bedrooms:	4
Bathrooms	2
Price	€1,160,000

## Key Information

Internal Area:	250 sqm
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## Location: Nouvelle Aquitaine



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