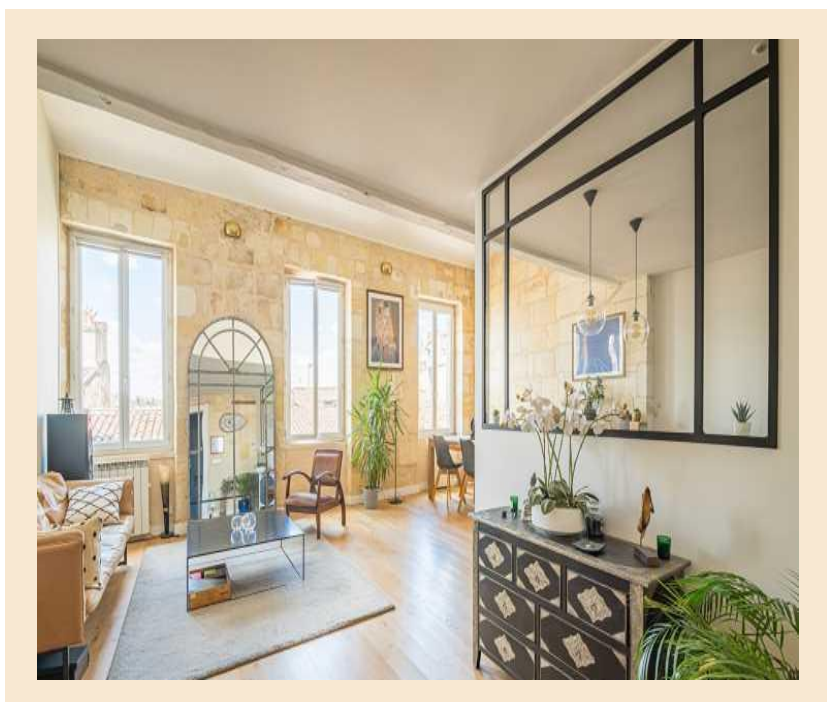


[Click to view MFH-EAB1738EABX](#)

## Renovated bourgeois apartment in the heart of Chartrons

Gironde , Nouvelle Aquitaine



# €616,000

inc. of agency fees

3 Beds

110 sqm

This beautiful apartment of approximately 110 m2 is located in the heart of the emblematic Chartrons district, in a beautiful stone building, on the third and last floor. Distributed over two levels,...

### At a Glance

**Reference** MFH-EAB1738EABX  
**Bed** 3

**Near to** Bordeaux  
**Pool** No

**Price** €616,000  
**Hab.Space** 110 sqm  
**Land Tax** N/A

### Property Description

This beautiful apartment of approximately 110 m2 is located in the heart of the emblematic Chartrons district, in a beautiful stone building, on the third and last floor.

Distributed over two levels, the apartment opens onto a landing which leads to a large living room with

double height and an open fitted kitchen. The numerous windows offer an unobstructed west-facing view. A large bedroom facing east is located on the same level, as well as a bathroom with laundry room, separate toilet and storage space. Upstairs, a landing with a library leads to two attic bedrooms, each with its own dressing room, one of which has a bathroom with toilet. A storeroom completes this property.

The complete and recent quality renovation elegantly highlights contemporary and period materials. The brightness, the careful details, and the proximity to all the shops make it a property typical of the sought-after spirit of Chartrons.

ENERGY CLASS: D/ CLIMATE CLASS: B. Estimated average amount of annual energy expenditure for standard use, established based on energy prices for the year 2021: between 1,210 and 1,690 euros.

/

Condominiums of 5 units (No proceedings in progress).

Annual expenses : 1300 euros.

## Summary

Property type: Apartment  
Bedrooms: 3  
Price: €616,000

## Key Information

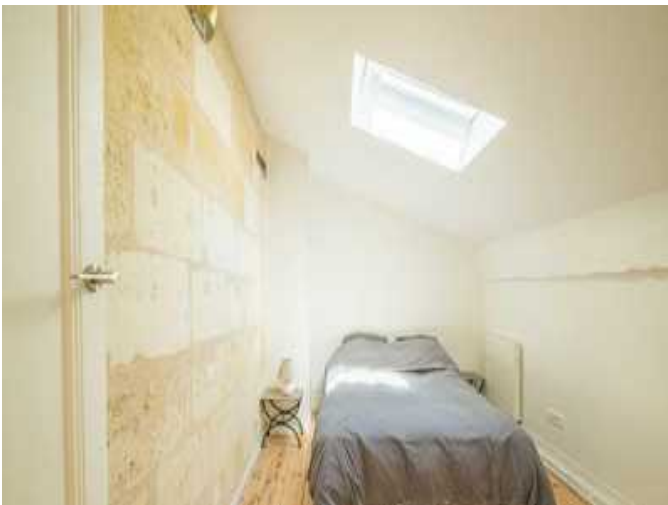
Internal Area: 110 sqm

## Location: Nouvelle Aquitaine



# Gallery





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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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**C. BAUER – Sunday Times**

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