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## Apartment with Balcony in the heart of Chartrons

Gironde , Nouvelle Aquitaine



**€625,000**

inc. of agency fees

3 Beds

117 sqm

This beautiful apartment with 117m2 floor space (84 square meters) is located in the heart of the emblematic Chartrons district, in a beautiful stone building, completely renovated, on the second and...

### At a Glance

**Reference** MFH-EAB1731EABX

**Near to** Bordeaux

**Price** €625,000

**Bed** 3

**Pool** No

**Hab.Space** 117 sqm

**Land Tax** N/A

### Property Description

This beautiful apartment with 117m2 floor space (84 square meters) is located in the heart of the emblematic Chartrons district, in a beautiful stone building, completely renovated, on the second and top floor.

Distributed over two levels, the apartment opens onto a landing which leads to two bedrooms with a

bathroom and a WC. The east-facing windows offer beautiful light in the morning. Upstairs, a living room with open kitchen as well as a master suite with its independent bathroom opens onto a large balcony not overlooked.

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: B / CLIMATE CLASS: A.

Condominiums of 8 units

Annual expenses : 1000 euros.

## Summary

Property type: Apartment  
Bedrooms: 3  
Price: €625,000

## Key Information

Internal Area: 117 sqm

## Location: Nouvelle Aquitaine



## Gallery





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or email us at **bonjour@my-french-house.com**.

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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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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.

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