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The stone house with garden in Chartrons

Gironde , Nouvelle Aquitaine



€990,000

inc. of agency fees

4 Beds 1 Baths 180 sqm

A stone's throw from the iconic Rue Notre Dame, this stone house is located on the second line of a small condominium, offering a country feel in the heart of the city. Access to the house is via the...

At a Glance

Reference	MFH-EAB1763EABX	Near to	Bordeaux	Price	€990,000
Bed	4	Bath	1	Hab.Space	180 sqm
		Pool	No	Land Tax	N/A

Property Description

A stone's throw from the iconic Rue Notre Dame, this stone house is located on the second line of a small condominium, offering a country feel in the heart of the city.

Access to the house is via the terraced and planted garden of 60m². A beautiful exterior stone staircase gives access to the living area, composed of a living room and a kitchen-dining room, separated by a functional fireplace. Contemporary materials combine elegantly with the preserved charm of the old.

A separate office completes this level. A first sleeping area located on the garden level is made up of two large bedrooms with dressing rooms, a bathroom, a laundry room and storage space. A second sleeping area upstairs offers a second bathroom, two bedrooms and an office space.

This sublime, unusual house enjoys exceptional calm and sunshine, like an oasis with a country feel in the heart of the city, a stone's throw from the heart of Chartrons, the quays, transport, schools and shops. .

ENERGY CLASS: E / CLIMATE CLASS: D. Estimated average amount of annual energy expenditure for standard use, established based on energy prices for the year 2021: between EUR2,185 and EUR2,957.

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Condominiums of 5 units (No proceedings in progress).

Annual expenses : 1800 euros.

Summary

Property type:	House
Bedrooms:	4
Bathrooms	1
Price	€990,000

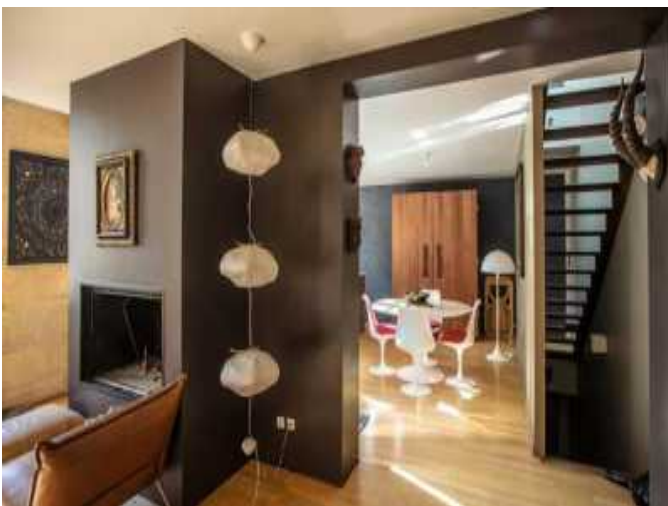
Key Information

Internal Area:	180 sqm
Has a Garden	Yes

Location: Nouvelle Aquitaine



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