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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

<b>Reference</b>	MFH-EAB1763EABX	<b>Near to</b>	Bordeaux	<b>Price</b>	€990,000
<b>Bed</b>	4	<b>Bath</b>	1	<b>Hab.Space</b>	180 sqm
		<b>Pool</b>	No	<b>Land Tax</b>	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 60m<sup>2</sup>. 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

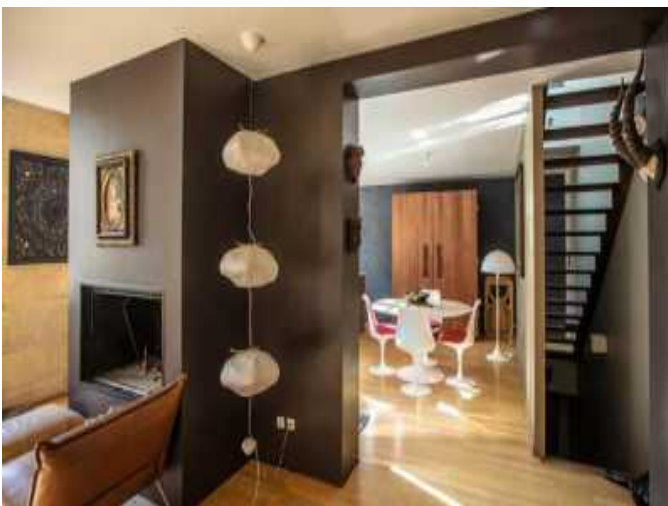
### Key Information

Internal Area:	180 sqm
Has a Garden	Yes

### Location: Nouvelle Aquitaine



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**C. BAUER – Sunday Times**

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