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Luxury apartment on the quays

Gironde , Nouvelle Aquitaine



€1,150,000

inc. of agency fees

4 Beds

170 sqm

Discover this magnificent 151 sqm apartment, located on the 3rd and top floor of a building with elevator, offering a breathtaking view of the quays. Completely renovated with quality materials, this...

At a Glance

Reference MFH-EAB1740EABX

Near to Bordeaux

Price €1,150,000

Bed 4

Pool No

Hab.Space 170 sqm

Land Tax N/A

Property Description

Discover this magnificent 151 sqm apartment, located on the 3rd and top floor of a building with elevator, offering a breathtaking view of the quays.

Completely renovated with quality materials, this air-conditioned apartment consists of 4 bedrooms and benefits from a west-facing terrace. Upon entering, you will be greeted by a spacious entryway leading to a convenient laundry area.

The bright living room and dining room offer a splendid view of the Garonne and are accompanied by a fully equipped modern kitchen. On the first level, you will find two bedrooms with their own bathroom. Upstairs, two other bedrooms and an additional bathroom await you, as well as a magnificent west-facing terrace, perfect for enjoying the sunset. Sold furnished, this apartment is ready to welcome you.

A cellar completes this exceptional property, and you will also benefit from a bicycle room and a small, friendly joint ownership. Don't miss this rare opportunity to acquire an exceptional apartment in an idyllic setting.

ENERGY CLASS: B / CLIMATE CLASS: A. Estimated average amount of annual energy expenditure for standard use, established based on energy prices for the year 2021: between 770 and 1090 euros.

(EI)

Condominiums of 6 units (No proceedings in progress).

Annual expenses : 1000 euros.

Summary

Property type: Apartment
Bedrooms: 4
Price: €1,150,000

Key Information

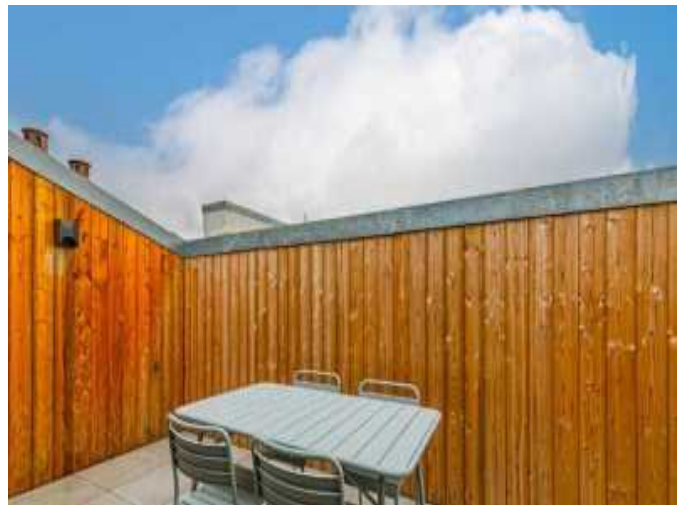
Internal Area: 170 sqm

Location: Nouvelle Aquitaine



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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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