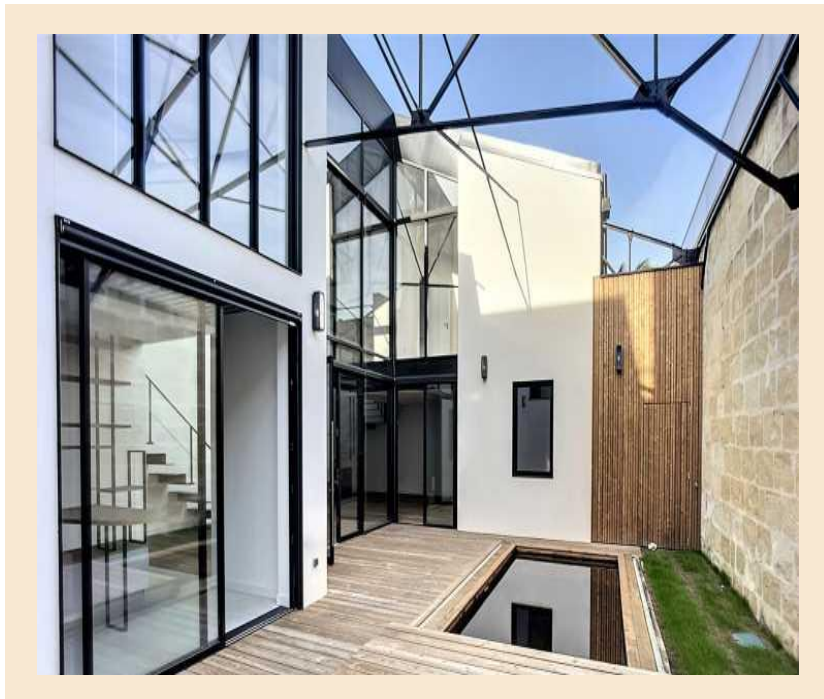


[Click to view MFH-EAB1793EABX](#)

Sculptural loft with terrace and swimming pool in Les Chartrons

Gironde , Nouvelle Aquitaine



€1,260,000

inc. of agency fees

3 Beds

1 Baths

190 sqm

In the popular Chartrons district, this majestic loft with industrial and contemporary character offers a surface area of 190 sqm. Ambiguities between softness and raw materials, intimacy and extravagance...

At a Glance

Reference MFH-EAB1793EABX

Bed 3

Near to Bordeaux

Bath 1

Pool No

Price €1,260,000

Hab.Space 190 sqm

Land Tax N/A

Property Description

In the popular Chartrons district, this majestic loft with industrial and contemporary character offers a surface area of 190 sqm. Ambiguities between softness and raw materials, intimacy and extravagance in a spacious and warm setting.

Before discovering an imposing cathedral living room where two steel staircases clash royally, a corridor leads to a delicious open kitchen opposite its pantry. Upstairs, two other bedrooms, a bathroom and a shower room offer a practical layout and benefit from a terrace.

A lounge area completes this level. At the top of the second staircase, a magnificent master suite with its dressing room, bathroom and office space. The ground floor benefits from extraordinary volumes, with its living room of almost 100 sqm, opened by full-height bay windows onto the outdoor space of approximately 80 sqm, with its natural wooden swimming pool, overlooked by its terrace sliding.

A garden shed and a parking space complete this loft with quality services and remarkable architecture.

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 1200 and 1500 euros.

/

Condominiums of 4 units (No proceedings in progress).

Annual expenses : 1200 euros.

Summary

Property type:	Apartment
Bedrooms:	3
Bathrooms	1
Price	€1,260,000

Key Information

Internal Area:	190 sqm
Has a Garden	Yes

Location: Nouvelle Aquitaine



Gallery



As Featured in

THE SUNDAY TIMES A Place in the Sun France The Sunday Telegraph THE GOOD property GUIDE Daily Mail YORKSHIRE POST FRENCH PROPERTY NEWS

Every property featured on our website is listed for sale at exactly the same price as it is in France, there's no premium for the superior service we offer.

We provide support based on our extensive experience and that of our bilingual experts to ensure that all aspects of your property purchase run smoothly.

Contact us on:

0845 123 5885 (UK only local rate) / **+44 (0) 113 216 4066**,
or email us at **bonjour@my-french-house.com**.

To see more great properties like this one, visit our daily updated website at **www.my-french-house.com**.

Buying French Property Just Got Easier...

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.

For more information take a look at our **buying guide**, our **french mortgage** and **euro currency exchange** pages.

Testimonials

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.

S. and L. BROWN

great service
fast transfers

send money abroad 24/7

excellent rates