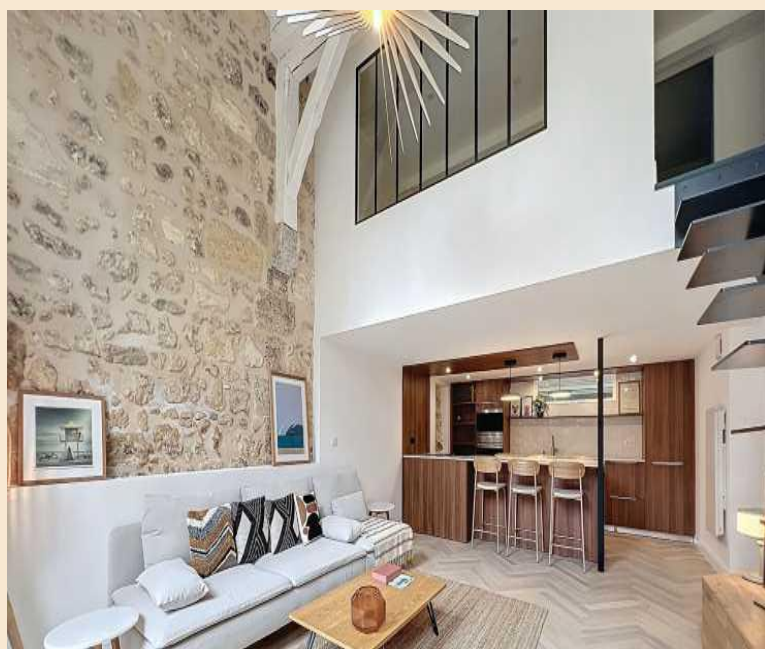


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Apartment like a house in the heart of Chartrons

Gironde , Nouvelle Aquitaine



€735,000

inc. of agency fees

3 Beds

110 sqm

In the heart of Chartrons, this exceptional 95m2 duplex combines the intimacy of a house with the charm of an apartment. Nestled away from a dual-aspect building, it has been completely and carefully...

At a Glance

Reference MFH-EAB1828EABX

Near to Bordeaux

Price €735,000

Bed 3

Pool No

Hab.Space 110 sqm

Land Tax N/A

Property Description

In the heart of Chartrons, this exceptional 95m2 duplex combines the intimacy of a house with the charm of an apartment. Nestled away from a dual-aspect building, it has been completely and carefully renovated.

As soon as you enter, you will be charmed by a vast living space bathed in light, with an impressive double-

height ceiling. The open, fully-equipped kitchen invites you to share friendly moments around its dining island. This living space extends harmoniously towards a superb planted terrace of approximately 52 sqm, a true green setting in the city, with a garden shed and double access.

The ground floor also includes a comfortable bedroom with direct access to the terrace, an elegant bathroom, and a separate toilet for greater comfort. A designer metal staircase leads upstairs, where there are two bright and pleasant bedrooms, a second bathroom, and a toilet. To top it all off, a spacious dressing room and a well-designed laundry room complete this living space with high-end services.

Quiet and bright, this property offers an exceptional living environment just a stone's throw from Rue Notre-Dame, shops, restaurants, and the tramway. An outdoor parking space within the condominium is also available for purchase at an additional cost.

ENERGY CLASS: C / CLIMATE CLASS: A. Estimated average amount of annual energy expenditure for standard use, based on 2021 energy prices: between 1,230 and 1,710 euros.

Condominiums of 9 units (No proceedings in progress).

Annual expenses : 1000 euros.

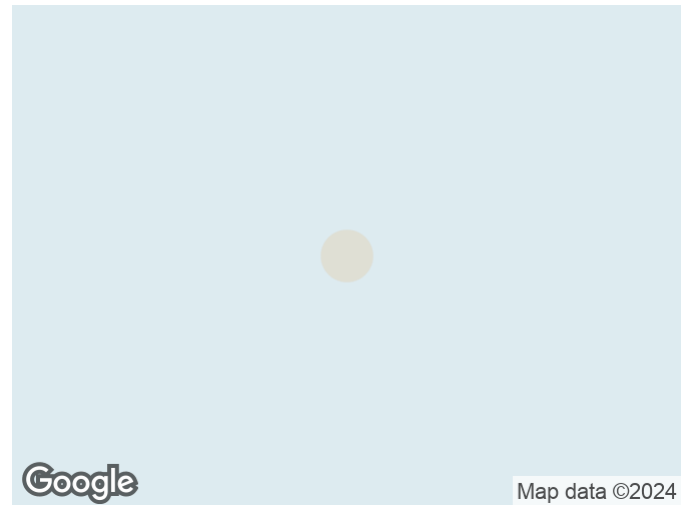
Summary

Property type: Apartment
Bedrooms: 3
Price €735,000

Key Information

Internal Area: 110 sqm

Location: Nouvelle Aquitaine



Gallery





As Featured in

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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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