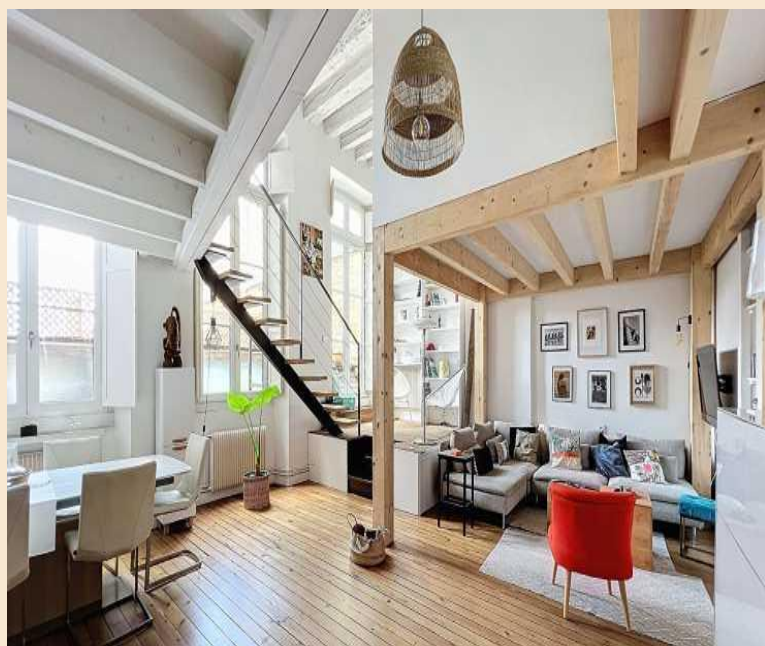


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Apartment with large terrace on the quays

Gironde , Nouvelle Aquitaine



€630,000

inc. of agency fees

2 Beds

120 sqm

Located on the emblematic Quai des Chartrons, this elegant 108 sqm apartment is located in a sumptuous stone building on the first floor, sheltered from...

At a Glance

Reference MFH-EAB1831EABX

Near to Bordeaux

Price €630,000

Bed 2

Pool No

Hab.Space 120 sqm

Land Tax N/A

Property Description

Located on the emblematic Quai des Chartrons, this elegant 108 sqm apartment is located in a sumptuous stone building on the first floor, sheltered from noise, thanks to its rear-facing orientation.

Spread over two levels, the apartment welcomes you with a charming entrance hallway leading to a shower room and toilet. You will immediately be seduced by the vast living room bathed in natural light, offering an impressive double-height ceiling, enhanced by solid wood parquet flooring and exposed beams, bringing a

unique character.

A separate, fully equipped kitchen completes this level. The numerous windows illuminate the space and open onto a large private 36 sqm terrace, offering an unobstructed view, ideal for enjoying moments of relaxation outdoors.

Upstairs, you will discover two comfortable bedrooms as well as a large multipurpose space, perfect for setting up an office, a games room or even a reading corner.

This rare property elegantly combines charm and modernity, and benefits from a privileged location in the immediate vicinity of shops, restaurants and transport, perfectly embodying the sought-after spirit of the Chartrons district.

ENERGY CLASS: C / CLIMATE CLASS: C. Estimated average amount of annual energy expenditure for standard use, established from energy prices for the year 2023: between 1210 and 1,690 euros.

Condominiums of 20 units (No proceedings in progress).

Annual expenses : 1200 euros.

Summary

Property type:	Apartment
Bedrooms:	2
Price	€630,000

Key Information

Internal Area:	120 sqm
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Location: Nouvelle Aquitaine



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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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