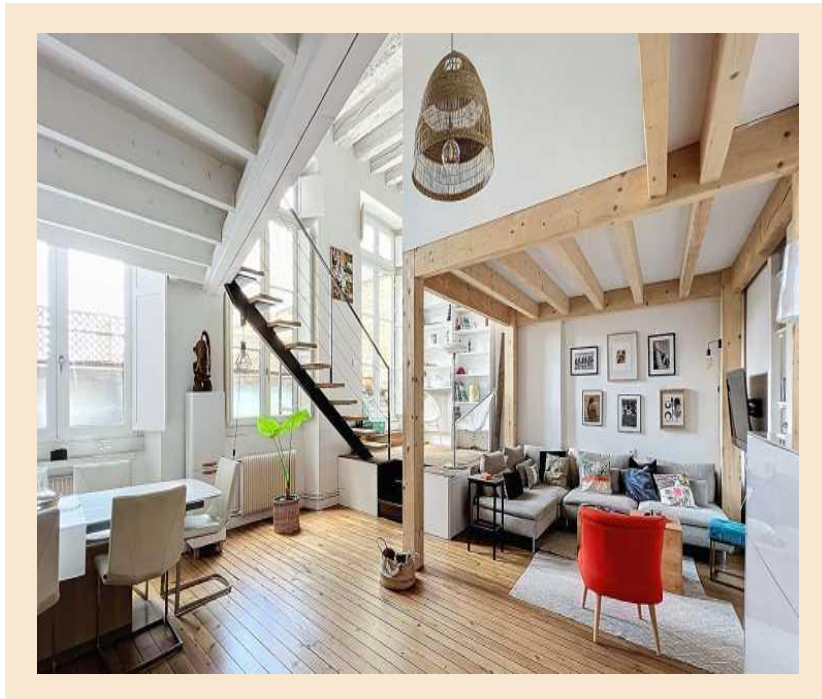


[Click to view MFH-EAB1831EABX](#)

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

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