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Loft-style house in the heart of Chartrons

Gironde , Nouvelle Aquitaine



€849,000

inc. of agency fees

3 Beds

166 sqm

In the heart of the emblematic Chartrons district, this elegant 140 sqm townhouse, with a large 38 sqm garage, a laundry room and a 25 sqm home cinema area, as well as a 13 sqm terrace and a 9 sqm patio,...

At a Glance

Reference MFH-EAB1861EABX

Near to Bordeaux

Price €849,000

Bed 3

Pool No

Hab.Space 166 sqm

Land Tax N/A

Property Description

In the heart of the emblematic Chartrons district, this elegant 140 sqm townhouse, with a large 38 sqm garage, a laundry room and a 25 sqm home cinema area, as well as a 13 sqm terrace and a 9 sqm patio, will seduce you with its generous volumes, its refined architecture and its exceptional brightness.

Nestled in the immediate vicinity of the quays, rue Notre-Dame, shops, restaurants and the tramway, it offers a privileged living environment in one of the most popular districts of

As soon as you arrive, you will be won over by the elegance of the staircase that will lead you to the first floor, where two beautiful bedrooms await you, one of which has a private patio, as well as an office space and a bathroom. The second floor reveals a vast living space bathed in natural light, enhanced by a cathedral living room and an open kitchen, fully fitted and equipped.

A pleasant terrace, ideal for moments of conviviality outdoors, completes this floor. The sleeping area extends into the mezzanine with a third bedroom with its private bathroom, offering privacy and comfort. A spacious garage that can accommodate two vehicles, a relaxation area transformed into a home cinema, as well as a laundry room complete the services of this rare house in the neighborhood.

Located in a calm and sought-after environment, this house is a real favorite, combining charm, comfort and the art of living, for those who wish to settle in one of the most dynamic and authentic neighborhoods of

ENERGY CLASS: C / CLIMATE CLASS: C. Estimated average amount of annual energy expenditure for standard use, established from energy prices for the year 2021: between 1560 and 2349 euros.

(EI)

Summary

Property type: House
Bedrooms: 3
Price: €849,000

Key Information

Internal Area: 166 sqm

Location: Nouvelle Aquitaine



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As Featured in

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