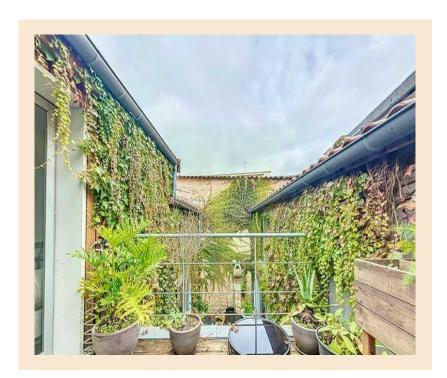


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# Triplex loft with planted patio, swimming pool and solarium

Gironde, Nouvelle Aquitaine



€890,000

inc. of agency fees

**3** Beds **1** Baths **169** sqm

Nestled in the heart of the popular Chartrons district, this loft perfectly embodies the marriage between contemporary elegance and atypical architecture. This triplex, organized around a central planted...

#### At a Glance

 Reference
 MFH-EAB1910EABX
 Near to
 Bordeaux
 Price
 €890,000

**Bed** 3 **Bath** 1 **Hab.Space** 169 sqm

Pool No Land Tax N/A

# **Property Description**

Nestled in the heart of the popular Chartrons district, this loft perfectly embodies the marriage between contemporary elegance and atypical architecture. This triplex, organized around a central planted patio, offers a generous and bright surface area articulated on several levels, with high-end services.

The ground floor consists of an entrance hall serving two bedrooms, each with its own bathroom. These intimate spaces, ideally arranged, benefit from a soothing atmosphere thanks to the view of the planted patio. Upstairs, the main living room is organized around this patio, bringing light and greenery to a living room, a convivial dining room and an open equipped kitchen.

Above the living room, a mezzanine accommodates a guest bedroom with direct access to a terrace-solarium. Finally, the master suite, located on the top level, seduces with its intimacy and elegance with a private bathroom. The exterior is a true haven of peace.

The planted patio, the green heart of the loft, brings freshness and serenity to the whole. Located in the dynamic Chartrons district, this property benefits from a privileged environment, close to shops, schools and the banks of the Garonne.

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 2090 and 2900 euros.

Condominiums of 3 units (No proceedings in progress).

Annual expenses: 1300 euros.

Summary

Property type: Apartment

Bedrooms: 3
Bathrooms 1

Price €890,000

**Key Information** 

Internal Area: 169 sqm

Has a Garden Yes

**Location: Nouvelle Aquitaine** 



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S. and L. BROWN



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