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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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