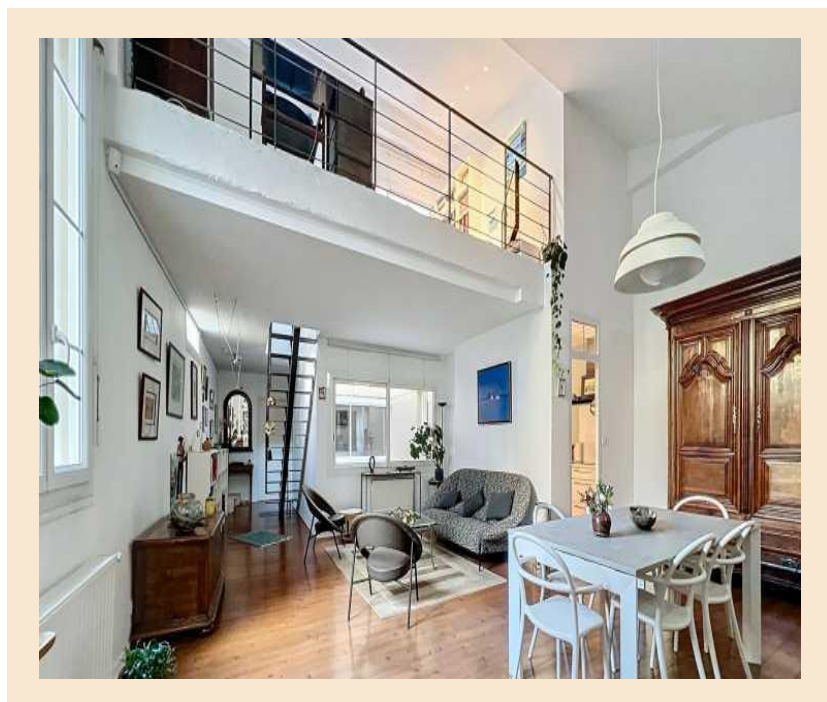


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Duplex apartment in Chartrons

Gironde , Nouvelle Aquitaine



€725,000

inc. of agency fees

2 Beds 1 Baths 137.63 sqm

Located in the heart of Chartrons, this duplex occupies the first and second floors of a magnificent stone building. As soon as you enter, a charming winter garden under glass, bathed in light, welcomes...

At a Glance

Reference	MFH-EAB1916EABX	Near to	Bordeaux	Price	€725,000
Bed	2	Bath	1	Hab.Space	137.63 sqm
		Pool	No	Land Tax	N/A

Property Description

Located in the heart of Chartrons, this duplex occupies the first and second floors of a magnificent stone building. As soon as you enter, a charming winter garden under glass, bathed in light, welcomes you before revealing a spacious living room with a double-height ceiling. An adjoining, fully equipped kitchen completes this friendly space.

This level also has a large bedroom, a shower room and separate toilet. Upstairs, a large hallway, ideal for an

office or a spare bedroom, leads to a very large bedroom of approximately 22 sqm, with its own shower room and private toilet.

Its popular location, its calm, its brightness and the quality of its services make this charming apartment a place combining character and modern comfort.

ENERGY CLASS: C / CLIMATE CLASS: D. Estimated average amount of annual energy expenditure for standard use, established from 2015 energy prices: 962 euros.

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Condominiums of 5 units (No proceedings in progress).

Annual expenses : 1584 euros.

Summary

Property type:	Apartment
Bedrooms:	2
Bathrooms	1
Price	€725,000

Key Information

Internal Area:	137.63 sqm
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Location: Nouvelle Aquitaine



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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.

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C. BAUER – Sunday Times

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