

[Click to view MFH-EAB1932EABX](#)

Exceptional loft in the heart of Chartrons

Gironde , Nouvelle Aquitaine



€1,495,000

inc. of agency fees

4 Beds 3 Baths 220.56 sqm

Ideally located in the heart of Chartrons, between the quays and the emblematic rue Notre-Dame, this loft with generous volumes of 221 sqm of living space rises on two levels and benefits from terraces...

At a Glance

Reference	MFH-EAB1932EABX	Near to	Bordeaux	Price	€1,495,000
Bed	4	Bath	3	Hab.Space	220.56 sqm
		Pool	No	Land Tax	N/A

Property Description

Ideally located in the heart of Chartrons, between the quays and the emblematic rue Notre-Dame, this loft with generous volumes of 221 sqm of living space rises on two levels and benefits from terraces on each of them.

The loft is accessed on the second line by the vast garage of 65 sqm which can accommodate at least two vehicles. The gigantic entrance, illuminated by the first patio with exposed stone, serves a night space

comprising 2 bedrooms, a dressing room and a shower room, as well as a master suite with its own bathroom. The whole overlooks the patio. A laundry room and 2 toilets complete this level. The metal staircase with central rack goes up to the upper level, which opens onto a huge living room, illuminated by large bay windows and zenithal openings, with a double height and its exposed beams, which give this room a feeling of grandeur and conviviality. A perfectly equipped kitchen fits into these generous volumes.

Finally, an office space and guest toilets are located at the end of the room. A fourth bedroom, transformed into an office with a custom-made library and its private bathroom, overlooks the exterior of approximately 60 sqm, without any vis-à-vis, bathed in light, with two bioclimatic pergolas allowing you to enjoy sunny days.

This modern and spacious loft has many comfort amenities, with an ideal location, and offers convivial spaces both inside and outside.

DPE in progress

Condominiums of 3 units (No proceedings in progress).

Summary

Property type:	House
Bedrooms:	4
Bathrooms	3
Price	€1,495,000

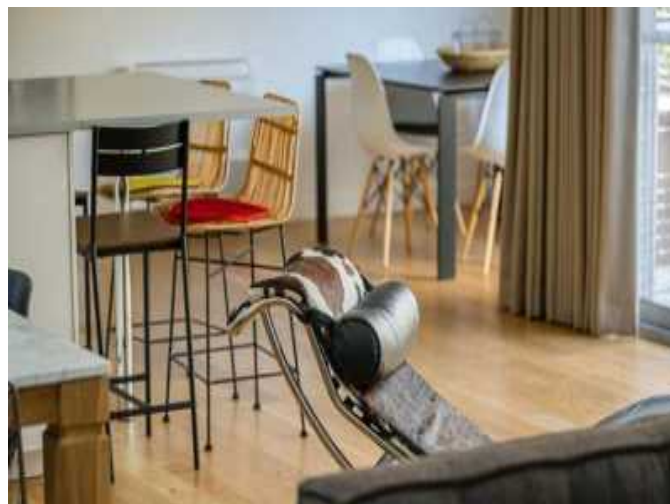
Key Information

Internal Area:	220.56 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