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Exceptional loft in the heart of Chartrons

Gironde , Nouvelle Aquitaine

€1,595,000

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	€1,595,000
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	€1,595,000

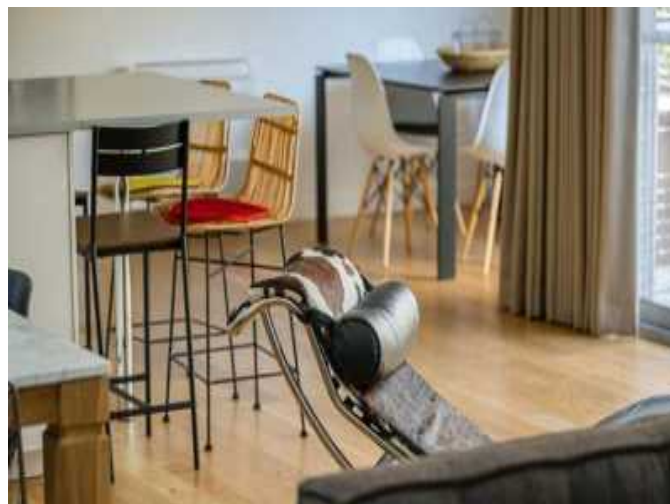
Key Information

Internal Area:	220.56 sqm
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Location: Nouvelle Aquitaine



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