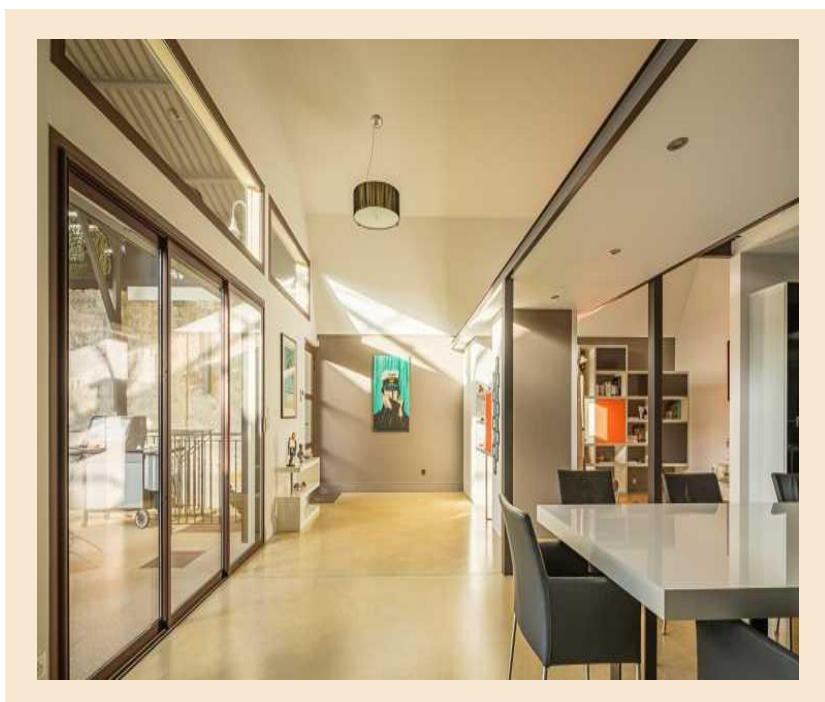


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Loft with swimming pool and garage in Chartrons

Gironde , Nouvelle Aquitaine



€1,335,000

inc. of agency fees

3 Beds

210 sqm

Located in the Chartrons district, this loft of over 200m2 offers ultimate living comfort with its garage, double terrace and swimming pool. Nestled on the first and only floor of a former factory, the...

At a Glance

Reference MFH-EAB1933EABX

Near to Bordeaux

Price €1,335,000

Bed 3

Pool No

Hab.Space 210 sqm

Land Tax N/A

Property Description

Located in the Chartrons district, this loft of over 200m2 offers ultimate living comfort with its garage, double terrace and swimming pool.

Nestled on the first and only floor of a former factory, the reception is on a first suspended terrace of 130m2

with a swimming pool in concrete structure, facing south. The loft circulates around an open-air patio, which offers sublime brightness throughout the property, entirely glazed. The very large living room with open kitchen benefits from a very high ceiling highlighting the high-end materials, fully open onto the terrace.

The loft is also composed of 3 bedrooms including a master suite, an office and a 70m² terrace at the back. A double closed garage completes the proposition of this contemporary loft offering urban living comfort in a sought-after area.

ENERGY CLASS: C / CLIMATE CLASS: C. Estimated average amount of annual energy expenditure for standard use, established from energy prices for the year 2022: between 1930 and 2670 euros.

:/

Condominiums of 4 units (No proceedings in progress).

Annual expenses : 1200 euros.

Summary

Property type: Apartment
Bedrooms: 3
Price: €1,335,000

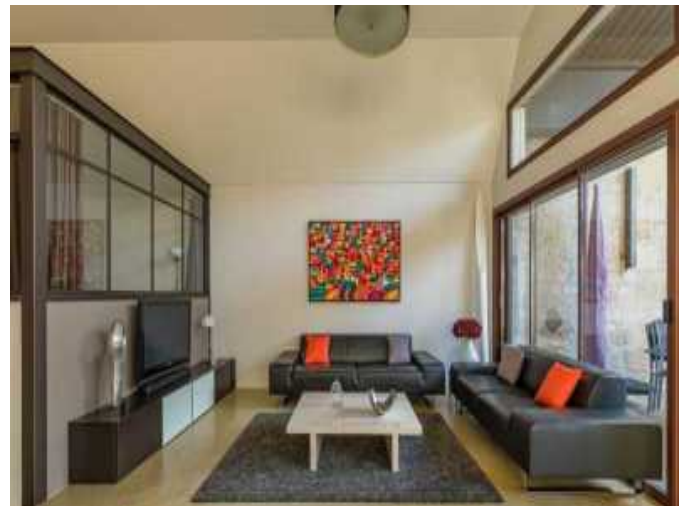
Key Information

Internal Area: 210 sqm

Location: Nouvelle Aquitaine



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