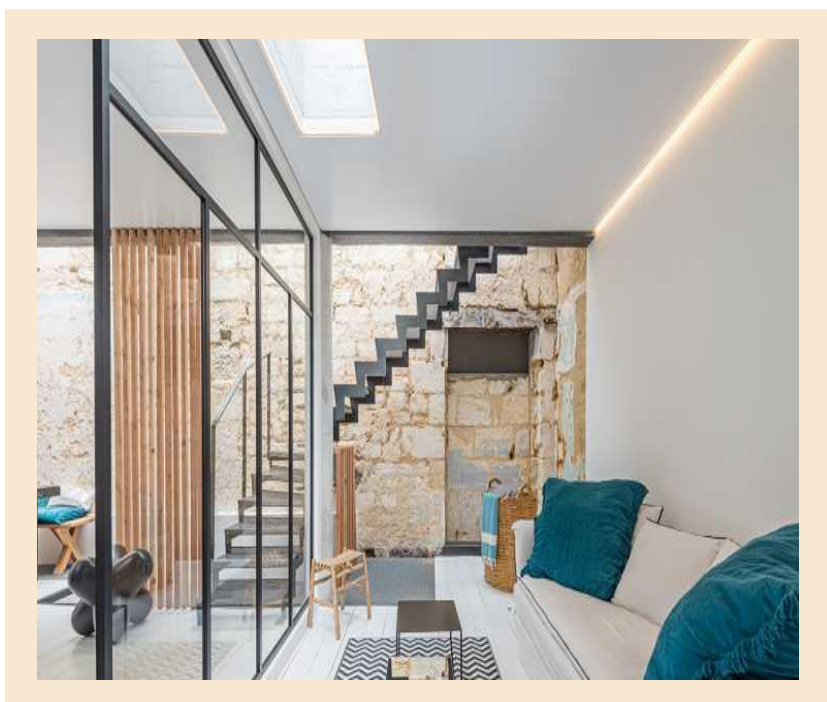


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Magnificent loft with roof terrace in Les Chartrons

Gironde , Nouvelle Aquitaine



€745,000

inc. of agency fees

2 Beds 2 Baths 122 sqm

In the heart of the popular Chartrons district, in absolute calm and out of sight, this loft of 122sqm on the ground, 106sqm Carrez, has been completely revisited by an architect into a refined and contemporary...

At a Glance

Reference	MFH-EAB1985EABX	Near to	Bordeaux	Price	€745,000
Bed	2	Bath	2	Hab.Space	122 sqm
		Pool	No	Land Tax	N/A

Property Description

In the heart of the popular Chartrons district, in absolute calm and out of sight, this loft of 122sqm on the ground, 106sqm Carrez, has been completely revisited by an architect into a refined and contemporary home.

From the delicacy of the choice of materials to the optimization of spaces and volumes, harmony was the

common thread of this renovation, in order to create a contemporary home in tune with the times.

The ground floor offers a first bedroom opening onto a bathroom with a walk-in shower and bathtub. Not far from there, an openwork metal staircase leads to a second bedroom.

On the upper level reveals a large living room whose old features have been preserved while offering generous volumes. A fully equipped American kitchen and a bathroom complete this level.

Overhung by a skylight, a steel staircase leads us to the sunny terrace of 45m². A tastefully renovated house, which exudes incredible charm, just a stone's throw from the tramway and the Chartrons shops.

ENERGY CLASS: C/ CLIMATE CLASS: A. Estimated average amount of annual energy expenditure for standard use, established based on energy prices for the year 2022: between 950 and 1,340 euros.

Condominiums of 3 units (No proceedings in progress).

Annual expenses : 1000 euros.

Summary

Property type:	Apartment
Bedrooms:	2
Bathrooms	2
Price	€745,000

Key Information

Internal Area:	122 sqm
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Location: Nouvelle Aquitaine



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