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## Charming apartment with terrace in the heart of Chartrons

Gironde , Nouvelle Aquitaine



€845,000

inc. of agency fees

4 Beds

162 sqm

Located in the heart of the popular Chartrons district, this 162m2 apartment offers an exceptional living environment combining old-world charm and contemporary...

### At a Glance

**Reference** MFH-EAB2007EABX

**Bed** 4

**Near to** Bordeaux

**Pool** No

**Price** €845,000

**Hab.Space** 162 sqm

**Land Tax** N/A

### Property Description

Located in the heart of the popular Chartrons district, this 162m2 apartment offers an exceptional living environment combining old-world charm and contemporary comfort. With a generous surface area, it stands out for its beautiful volumes, warm parquet flooring and soothing atmosphere.

An intimate courtyard-side terrace is a real asset, offering a rare outdoor space in the city center. The interior is spread out around bright rooms where the old-world charm is enhanced by modern touches. The large living room, with a fireplace and high ceilings, is the heart of the property.

The functional and equipped kitchen fits perfectly into this friendly living space. The apartment has 4 bedrooms spread over 2 levels offering peace and privacy, ideal for a family looking for a harmonious place to live. The outdoor space is a true haven of peace.

The wooden terrace, sheltered from view, is shaded by a planted pergola, creating an atmosphere conducive to relaxation. This outdoor space is a rare privilege in this highly sought-after area. Close to shops, schools and transport, the property benefits from an ideal location near the Quai des Chartrons.

This atypical apartment elegantly combines authenticity and modernity. Its services and location make it a unique opportunity on the Bordeaux real estate market.

ENERGY CLASS: D / CLIMATE CLASS: D. Estimated average amount of annual energy expenditure for standard use, established from energy prices for the year 2023: between 3210 and 4090 euros

Condominiums of 6 units (No proceedings in progress).

Annual expenses : 1200 euros.

## Summary

Property type: Apartment  
Bedrooms: 4  
Price €845,000

## Key Information

Internal Area: 162 sqm

## Location: Nouvelle Aquitaine



## Gallery





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