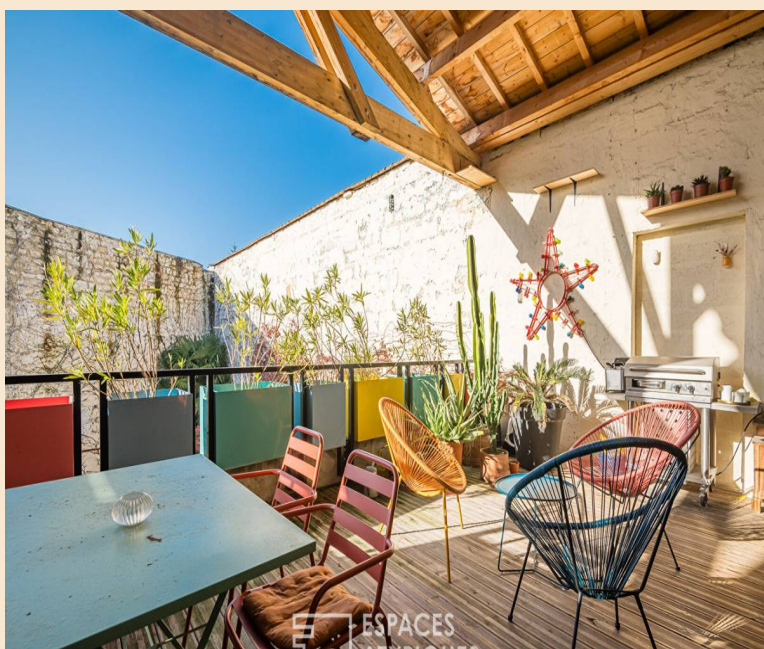


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Duplex loft with terrace and garage in Chartrons

Gironde , Nouvelle Aquitaine



€850,000

inc. of agency fees

4 Beds

150 sqm

Located in the Chartrons district, this loft-style duplex offers a living area of 150 sqm (190 sqm on the ground floor). Nestled on the second and top...

At a Glance

Reference MFH-
EAB1940EABX_1

Bed 4

Near to Bordeaux

Pool No

Price €850,000

Hab.Space 150 sqm

Land Tax N/A

Property Description

Located in the Chartrons district, this loft-style duplex offers a living area of 150 sqm (190 sqm on the ground floor). Nestled on the second and top floor of an intimate co-ownership of four lofts, this unique property seduces with its generous volumes, its industrial character and its 28 sqm terrace without vis-à-vis, facing west. A closed garage completes the services of this exceptional place. From the entrance, the 61 sqm

living room, bathed in light, stands out as the heart of this apartment. The open kitchen, designed for moments of conviviality, extends harmoniously towards the terrace, a peaceful space ideal for relaxing or sharing meals outdoors. On this level, the spacious master suite stands out for its comfort, with a large built-in dressing room and an elegant bathroom. A laundry room, an office, a scullery and a separate toilet complete this first floor. The upper floor offers three bedrooms, an open TV area as well as an additional shower room and separate toilet. This functional and well-designed layout offers a perfect configuration for family life. The terrace, facing due west, is a real haven of peace, sheltered from view, while the strategic location in Chartrons allows you to take full advantage of the amenities: local shops, restaurants and quays are just a few steps away. Classified DPE C, this duplex with its atypical architecture combines elegance, brightness and comfort. A rare opportunity for lovers of unique properties, combining the art of living and a sought-after location. Clément KAUFMANN - Condominiums of 8 units (No proceedings in progress).

Annual expenses : 1600 euros.

Summary

Property type: Apartment
Bedrooms: 4
Price: €850,000

Key Information

Internal Area: 150 sqm

Location: Nouvelle Aquitaine



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