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Loft with garage and terrace in the heart of Chartrons

Gironde , Nouvelle Aquitaine



€750,000

inc. of agency fees

3 Beds

1 Baths

157 sqm

In the heart of the Chartrons district, close to the quays, this 157m2 loft has been completely renovated by an architect. The living area is accessed through the spacious garage, rare in the city center....

At a Glance

Reference MFH-EAB1075EABX

Bed 3

Near to Bordeaux

Bath 1

Pool No

Price €750,000

Hab.Space 157 sqm

Land Tax N/A

Property Description

In the heart of the Chartrons district, close to the quays, this 157m2 loft has been completely renovated by an architect. The living area is accessed through the spacious garage, rare in the city center.

A first reception room provides access to the vast living space of more than 60m2 with equipped kitchen and

terrace. Finally, a bedroom with bathroom opens onto the terrace. A laundry room, plenty of storage space, a toilet and a wine cellar complete the ground floor.

Upstairs, there is a bedroom with bathroom and a 3rd bedroom which gives access to a balcony. The dual purpose of the premises makes it possible to create a comfortable home or optimal offices.

The rehabilitation with quality services gives this ideally located place an architect's soul and character.

ENERGY CLASS: C/ CLIMATE CLASS: A. Estimated average amount of annual energy expenditure for standard use, established based on energy prices for the year 2021: between 1300 and 1800 euros.

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Condominiums of 3 units (No proceedings in progress).

Annual expenses : 852 euros.

Summary

Property type:	Apartment
Bedrooms:	3
Bathrooms	1
Price	€750,000

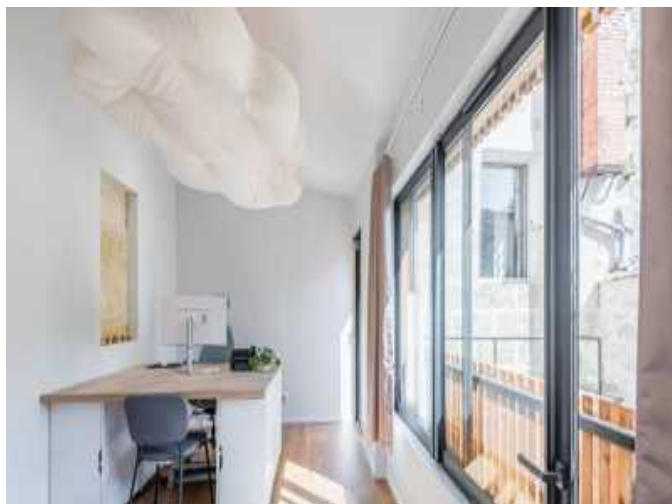
Key Information

Year Built:	2017
Internal Area:	157 sqm
Property Features:	
• Balcony: 1	
Has a Garden	Yes

Location: Nouvelle Aquitaine



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