

[Click to view MFH-EAB1430EABX](#)

Charming duplex with exceptional view

Gironde , Nouvelle Aquitaine



€1,627,000

inc. of agency fees

3 Beds 2 Baths 271 sqm

On the quays of Chartons, this superb duplex of 271m² on the ground (225m² Carrez) is located in a beautiful stone building of the XVIIIth century. With ceilings reaching 4 meters in height, this exceptional...

At a Glance

Reference	MFH-EAB1430EABX	Near to	Bordeaux	Price	€1,627,000
Bed	3	Bath	2	Hab.Space	271 sqm
		Pool	No	Land Tax	N/A

Property Description

On the quays of Chartons, this superb duplex of 271m² on the ground (225m² Carrez) is located in a beautiful stone building of the XVIIIth century. With ceilings reaching 4 meters in height, this exceptional property subtly mixes old and contemporary elements to offer a unique charm. The entrance leads to two large living rooms, a fitted kitchen, an office, two bedrooms and a bathroom. Upstairs, the master suite overlooks a huge open room including an office, a bedroom with a fireplace and a bathroom. The intimate

15m2 terrace of the apartment offers a breathtaking view of Bordeaux and the Garonne. Finally, a very large cellar and a rental parking space complete this exclusive set. The special atmosphere that emanates from this exceptional apartment, as well as its beautiful volumes and its triple exposure that floods the space with natural light make it a unique property. ENERGY CLASS: E / CLIMATE CLASS: E. Estimated average amount of annual energy expenditure for standard use, based on energy prices for the year 2021: between 4160 and 5680 euros.

Condominiums of 7 units (No proceedings in progress).

Annual expenses : 2400 euros.

Summary

Property type:	Apartment
Bedrooms:	3
Bathrooms	2
Price	€1,627,000

Key Information

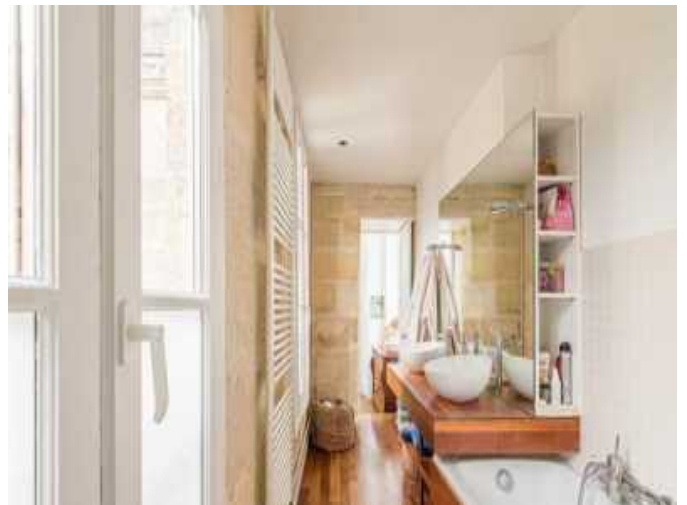
Internal Area:	271 sqm
Property Features:	
• Balcony:	1

Location: Nouvelle Aquitaine



Gallery





As Featured in

THE SUNDAY TIMES A Place in the Sun France The Sunday Telegraph THE GOOD property GUIDE Daily Mail YORKSHIRE POST FRENCH PROPERTY NEWS

Every property featured on our website is listed for sale at exactly the same price as it is in France, there's no premium for the superior service we offer.

We provide support based on our extensive experience and that of our bilingual experts to ensure that all aspects of your property purchase run smoothly.

Contact us on:

0845 123 5885 (UK only local rate) / **+44 (0) 113 216 4066**,
or email us at **bonjour@my-french-house.com**.

To see more great properties like this one, visit our daily updated website at **www.my-french-house.com**.

Buying French Property Just Got Easier...

The purchase process typically starts once you've visited a property with one of our agents and you made an offer on a property. Once your offer has been accepted, the property will come off the market and our local bilingual expert will liaise with you and the notaire. The compulsory searches are at the charge of the owner / vendor and are carried out at this stage.

You would have already been informed about the property taxes and legal fees (that incl. the stamp duty). The agency fees are already included in the listed price on this document, there's no premium for the superior service we offer. You don't have to pay the deposit until the 'pre-contract' has been signed, and the 10 days calling off period has expired. It takes an average of three months to buy a property in France.

For more information take a look at our **buying guide**, our **french mortgage** and **euro currency exchange** pages.

Testimonials

my-french-house was by far the best online guide I found – and I trawled them all – to buying a house in France. It answers all your first questions practically before you've thought to ask.

C. BAUER – Sunday Times

Our French property purchase and move to France were made so easy with the help and assistance of my-french-house.com. They are a committed and professional business – we highly recommend them.

S. and L. BROWN

great service
fast transfers

send money abroad 24/7 excellent rates