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Charming duplex with exceptional view

Gironde , Nouvelle Aquitaine



€1,447,000

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	€1,447,000
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	€1,447,000

Key Information

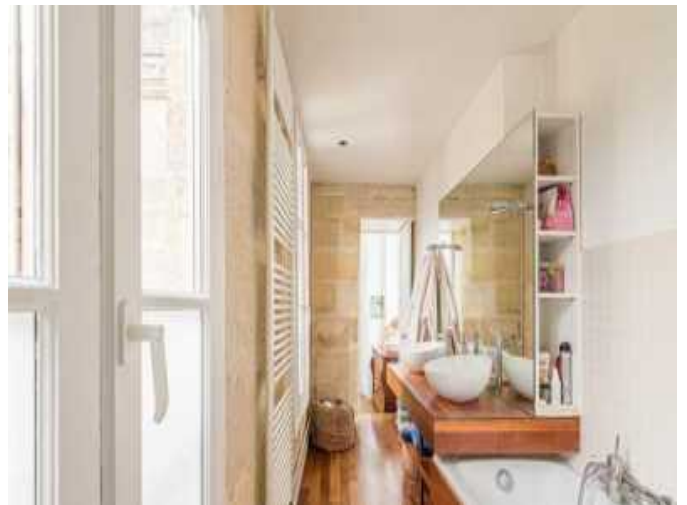
Internal Area:	271 sqm
Property Features:	
• Balcony:	1

Location: Nouvelle Aquitaine



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