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## 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 271m<sup>2</sup> on the ground (225m<sup>2</sup> Carrez) is located in a beautiful stone building of the XVIIIth century. With ceilings reaching 4 meters in height, this exceptional...

### At a Glance

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

### Property Description

On the quays of Chartons, this superb duplex of 271m<sup>2</sup> on the ground (225m<sup>2</sup> 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

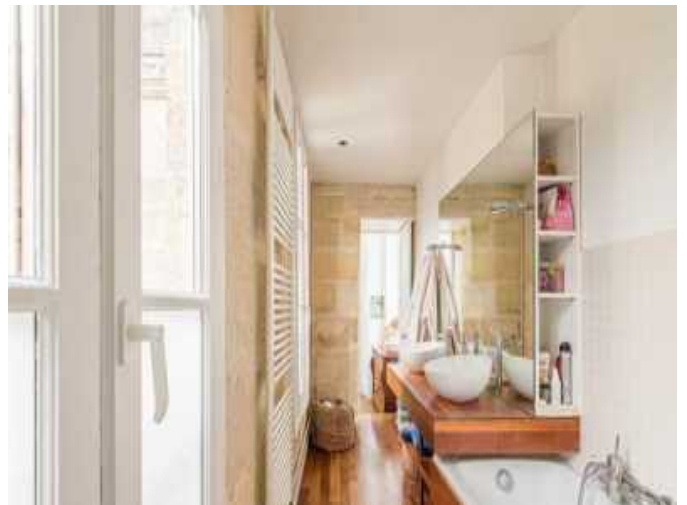
Internal Area:	271 sqm
Property Features:	<ul style="list-style-type: none"><li>Balcony: 1</li></ul>

## Location: Nouvelle Aquitaine



# Gallery





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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.

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**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.

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