

BORDEAUX 33000 FRANCE

€699,000

150 Years

JOHN D WOOD & CO.

London, Country & International Property

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In the heart of the highly sought-after Chartrons district, on a quiet and desirable street, within walking distance of Rue Notre-Dame, the river quays, tramway, shops and schools, discover this superb apartment entirely redesigned by an architect. Set within a beautiful stone building, the property impresses with its magnificent volumes, abundant natural light thanks to its full southern exposure, and the perfect blend of contemporary comfort and preserved bourgeois charm: hardwood floors, moldings, fireplaces and impressive ceiling heights. The spacious living and dining room offers an elegant and welcoming atmosphere, extended by a large eat-in kitchen designed for entertaining.

134 m

€699,000



The night area features three bedrooms, including a beautiful master suite, as well as two shower rooms. A true coup de cœur, rare in the area, ideal for enjoying the refined Chartrons lifestyle to the fullest. Energy rating: B (79) GHG emissions: A (4) Estimated annual energy costs: €1,010-€1,410 per year Co-ownership: 8 units Service charges: €145/month Carrez Law surface area: sqm (floor area) Property price: €699,000 incl. agency fees Agency fees payable by the buyer: €27,000 incl. VAT (4%) Net seller price: €672,000 Information on potential risks to which this property is exposed is available at: www.georisques.gouv.fr For further information, please contact: Vincent MACARY Independent Sales Agent RSAC 909 975 096 Professional Liability Insurance: 127100479 Discover all our listings on IMMOBA.



