

Chartrons, rue Notre Dame. Bright, quiet, dual-aspect apartment on the top floor 26m (22m loi carrez)

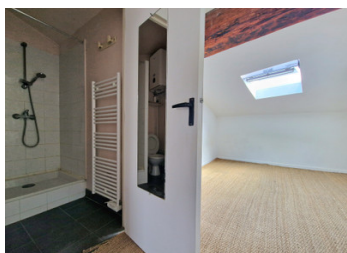


INFORMATION

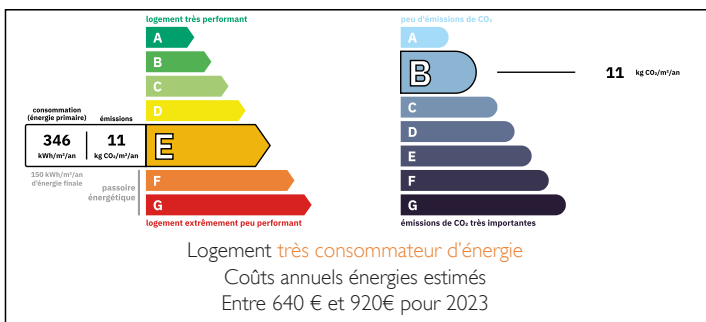
Town:	Bordeaux
Department:	Gironde
Bed:	1
Bath:	1
Floor:	22 m2
Plot Size:	0 m2

IN BRIEF

This lovely one-bedroom apartment is located on the sought-after rue Notre Dame in the Chartrons area of Bordeaux, just 140 meters from Saint-Louis-des-Chartrons church. 26m² living space (22m² loi carrez). Located on the top floor of a small, well-maintained, stone building, this apartment is bright and quiet.



ENERGY - DPE



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



LOCAL TAXES

Taxe foncière: 400 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

This lovely, quiet, one-bedroom apartment is on the fourth and top floor of a small stone building with five apartments and a shop. Its location is ideal in the heart of the Chartrons district on Rue Notre Dame, very close to the Halle des Chartrons.

A wide, renovated stone staircase leads to the apartment. The apartment offers a 11.5m² living room with an adjoining kitchen and attic room, plus a 2.5m² bathroom. Its layout allows for a separation between the living area and the sleeping area.

The apartment is dual-aspect with a PVC window in the living room and a skylight in the second room. The skylight was installed in 2024 and has an electric shutter. The 75L water heater was installed in 2025. Heating is by electric inertia radiators.

The building is well managed by a voluntary co-ownership and the roof was renovated in 2022.

Co-owned building of 6 units
Provisional annual charges: 235€

Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>