

Stone townhouse with 134m2 garden, veranda and two garages sector tivoli

EXCLUSIVE



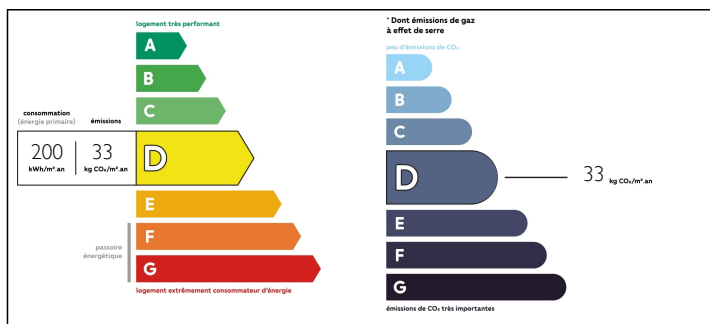
INFORMATION

Town:	Bordeaux
Department:	Gironde
Bed:	3
Bath:	2
Floor:	147 m2
Plot Size:	250 m2

IN BRIEF

The first floor comprises a 13m2 landing, 2 bedrooms (10.5 and 13.6m2), a bathroom (7.3m2), a wc, a 30m2 living room, a veranda (11.6m2) and a fitted kitchen (10m2). On the garden level are 11m2 hallway, an 11.5 m2 laundry room, a bedroom (11m2) and a shower room (3.5m2) The entrance level comprises an entrance hall (11m2) and two garages (18 and 29 m2). Fully insulated and air-conditioned, the windows are pvc with double insulation on the street side, the roof was redone in 2021, the heating is gas, the condensing boiler was changed in December 2022.

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.



DESCRIPTION

Stone house nestled in a prime location in Bordeaux sector Tivoli 5 minutes walk from Jardin Public, Boasting 147m2 of living space.

Step inside to be greeted by the warmth of original wooden flooring that stretches throughout the home, creating a sense of continuity and character. Recently painted in neutral tones, the interior exudes a fresh and immaculate ambiance, inviting you to make yourself at home from the moment you arrive, with features such as cast iron radiators and reversible air conditioning ensuring year-round comfort and convenience. Double glazing windows not only enhance energy efficiency but also provide a serene retreat from the hustle and bustle of city life.

Embrace outdoor living in the tranquil 134m2 garden

LOCAL TAXES

Taxe foncière: 1950 EUR

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

NOTES