

House Bourgeoise with original limestone facade 11 rooms

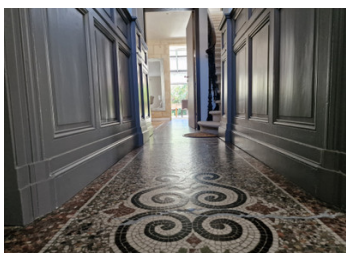


INFORMATION

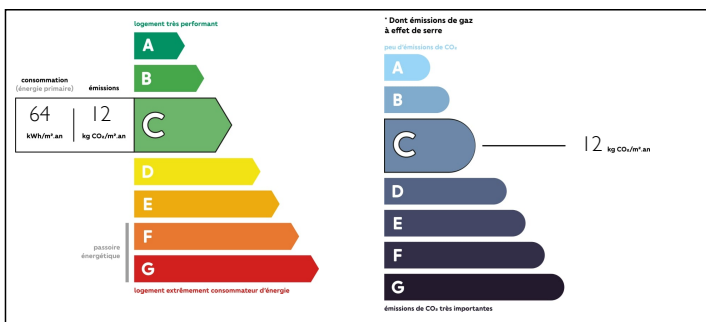
Town:	Bordeaux
Department:	Gironde
Bed:	6
Bath:	6
Floor:	270 m2
Plot Size:	349 m2

IN BRIEF

We are proud to present to you this stunning 19th century Girondine stone house in Bordeaux's affluent Ornano neighbourhood. This house comprises two levels, 270m2 of living space and a beautiful 200m2 garden. Entrance level living room/ Open kitchen 37m2 ,Master bedroom 17m2 with ensuite, office room 15m2, dining room 14m2, terrace 43m2 with summer kitchen 6m2, 200m2 garden with no overlook. 1st floor 4 master bedrooms each with shower room and toilet with floor surface of 19m2 and 15m2 x3 respectively with 4m2 ensuite two street facing rooms have charming balconies. Lower level bedroom ensuite, boiler room, wine cellar, and multi purpose room.

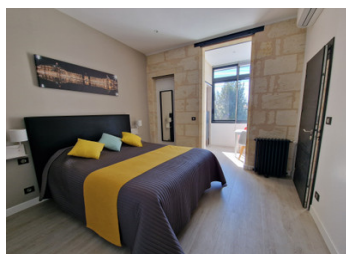


ENERGY - DPE



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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: 3440 EUR

NOTES

DESCRIPTION

Step into the timeless elegance of Bordeaux with this exquisite 19th-century Bourgeoise Girondine stone house nestled in the heart of Bordeaux's affluent Ornano neighbourhood. From its majestic facade to its meticulously designed interiors, every aspect of this property exudes charm and sophistication.

As you enter the house on the main level you are greeted by a spacious 37m² living room seamlessly connected to a fully fitted open kitchen, creating the perfect space for entertaining guests or enjoying cozy family gatherings.

The epitome of luxury living awaits in the 17m² master bedroom, complete with an ensuite bathroom for added convenience and privacy. A sumptuous 14m² dining room sets the stage for elegant dinners, while a sprawling 43m² veranda area serves as an enchanting open living space, overlooking a picturesque 200m² garden—a tranquil oasis amidst the bustling city.

Venture to the first floor, where four bedrooms await, each with their own shower room and toilet also fitted with quality thermal and sound proofing material, two of the street-facing rooms have charming balconies. Also on this level you have a kitchen area and small reading space.

The lower level of the house a cozy bedroom complete with a separate shower room, a boiler room, and a traditional wine cellar. A versatile multi-purpose room provides flexibility to tailor the space to suit your lifestyle, whether it be a home gym, media room, or artist's studio.

This property is ideally suited to accommodate a large family, or alternatively, it presents an...