

Two storey spacious family home 215m2 living space over 8 rooms 5 bedrooms with balconies, high ceilings.



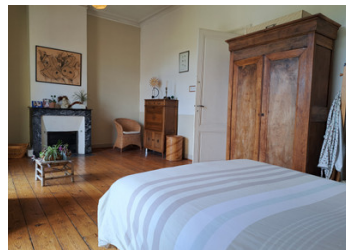
INFORMATION

Town:	Bordeaux
Department:	Gironde
Bed:	6
Bath:	3
Floor:	215 m2
Plot Size:	158 m2

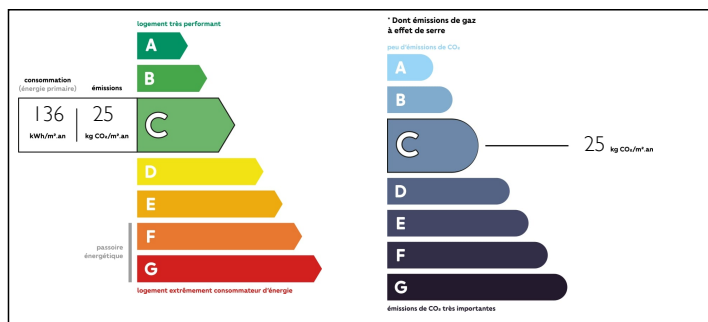


IN BRIEF

8 room house on two floors 5 bedrooms, office storage space, 2 bathrooms, utility wc, kitchen, large cellar Wooden terrace with trees 25 m2 Spacious and well laid-out rooms In the centre of Bordeaux Shops, doctors and schools nearby



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

2-storey stone family home, 10 minutes' walk from the Cours de l'Intendance, close to transport links (lines 1-16-51). Come and visit this two-storey family home comprising, on the ground floor, an entrance hallway with bike storage, a study, a bright living room opening onto a large, landscaped wooden terrace and a kitchen. The upper floors are accessed via a stone staircase. The first floor offers two spacious bedrooms, one of which has a balcony on the street side, as well as a second spacious bedroom with balcony and a bathroom with toilet on the landing. The 2nd floor comprises four rooms all of which have balconies with views, a bathroom with shower, claw-foot bath and wc on the landing. In the basement, the house has a healthy cellar with a workshop and 2 storerooms. The house has retained the warmth of the old style: Bordeaux door, high ceilings and mouldings, fireplaces, light in the staircase and plenty of light in all the rooms, parquet flooring and tiled floors. Gas condensing boiler, double-glazed windows, roof in good condition. Close to shops, schools, doctors, swimming pool and Bordeaux International School.

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

LOCAL TAXES

Taxe foncière: 2570 EUR

NOTES