

Lovely atypical 2/3-room duplex in city center



INFORMATION

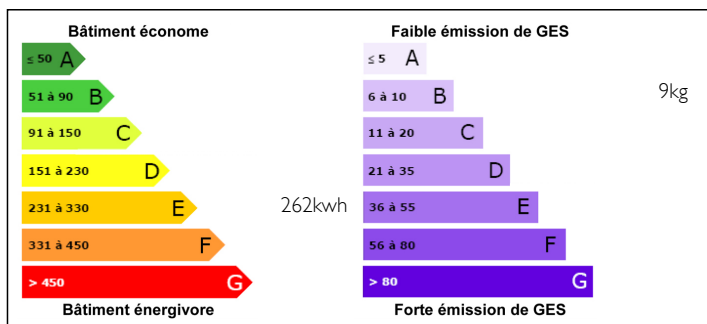
Town:	Bordeaux
Department:	Gironde
Bed:	2
Bath:	1
Floor:	47 m2
Plot Size:	0 m2



IN BRIEF

You will fall in love with this atypical loft style duplex ! As soon as you enter the apartment, with its majestic wooden door, you will be seduced by its stylish parquet, exposed beam and exposed stone. Renovated with taste a few years ago, it is in perfect condition.

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

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This apartment has a lot of character and charm. On the first level, you will find a cosy living room with a fitted kitchen and, behind a fancy sliding glass door, an office area where you can work in peace, created in what used to be a bedroom. Very functional, it also has a storage area as well as a laundry room and a separate toilet. Upstairs, there is a lovely bedroom with its shower. Located only few minutes away from the river Garonne, shops and transport.

LOCAL TAXES

Taxe foncière: 834 EUR

NOTES