

Park Bordelais/Saint seurin Rare 6 bedroom house 300m from Park Bordelais

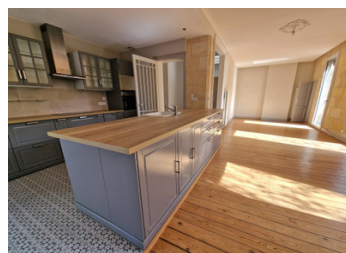
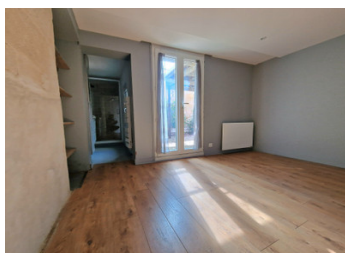
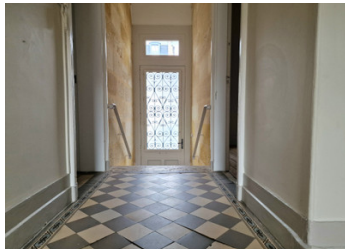


## INFORMATION

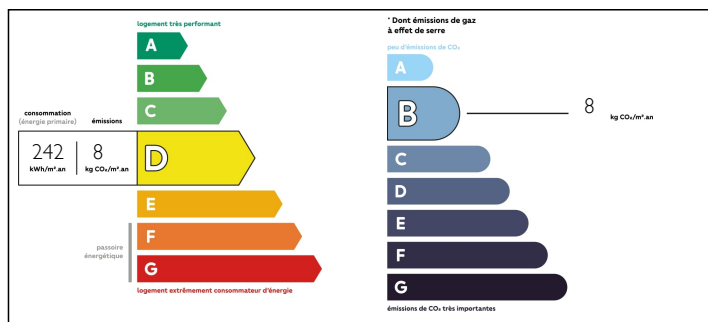
Town:	Bordeaux
Department:	Gironde
Bed:	6
Bath:	3
Floor:	170 m2
Plot Size:	215 m2

## IN BRIEF

We are happy to present this rare and fantastic opportunity to own a part of Bordeaux's famous Boulevard just 300m from the beautiful Parc Bordelais with this 6 bedroom house for sale. Park Bordelais/ST Seurin Stone town house with 170m2 living space garden and terrace 6 bedrooms on two levels American style open Kitchen Outdoor dining

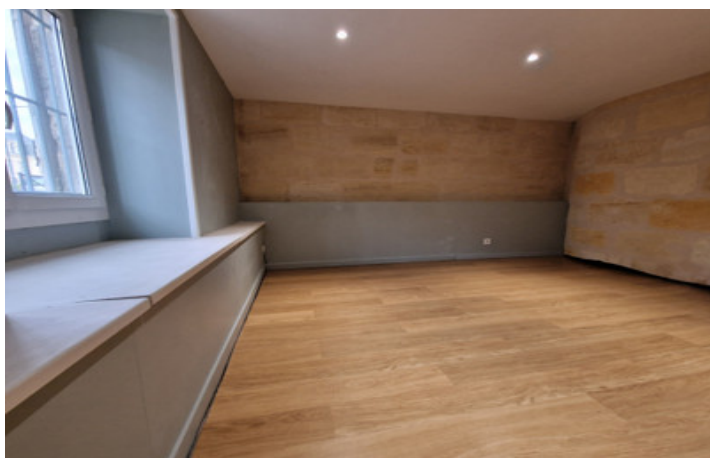


## ENERGY - DPE



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: 812 EUR

## NOTES

## DESCRIPTION

Welcome to your slice of Bordeaux charm, nestled along the Boulevard just 300m from the picturesque Park Bordelais. This Traditional Bordeaux Stone house offers an inviting blend of classic architecture and modern convenience, making it a haven for both relaxation and productivity.

Upon entering the street-facing entrance level, you're greeted by the timeless allure of 3-meter high ceilings and traditional wooden flooring. This level boasts two spacious bedrooms of 16m<sup>2</sup>, one of which features a convenient en-suite toilet and wash basin, providing versatility for use also as office space.

The heart of the home resides on this level, where the main living area seamlessly integrates with a fitted American-style kitchen. Large glass windows flood the space with natural light, creating a bright and airy ambiance. Step out onto the terrace, an extension of the indoor living space where you have a large dining table for enjoying outdoor evening meals.

Venture down to the garden level, where four additional bedrooms await. Two bedrooms on the front-facing side and two on the garden-facing side offer ample space for family members or guests. Each room is adorned with modern laminate flooring, combining style with easy maintenance. Two master rooms on the garden side boast en-suite facilities, storage cupboards, and direct access to the garden area.

This property offers the possibility of living and office space with its central location and many rooms.

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