LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A34514JLC33 Price: 474 900 EUR

agency fees to be paid by the seller

Superb 112 m Apartment in a Stone Building, 100 Meters from the Grande Cloche

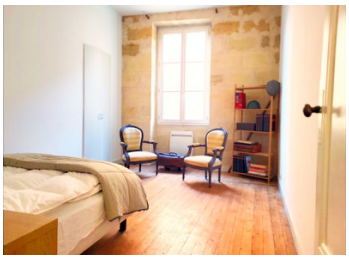


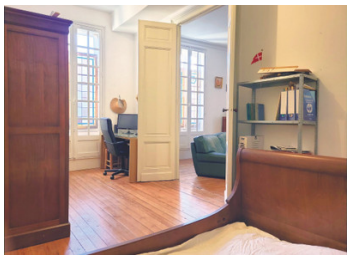












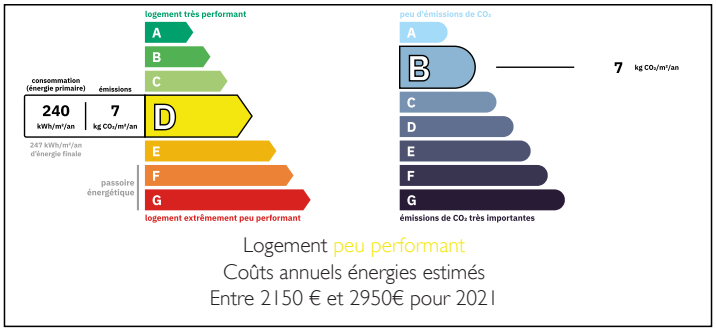
INFORMATION

Town:	Bordeaux
Department:	Gironde
Bed:	3
Bath:	2
Floor:	112 m2
Plot Size:	0 m2

IN BRIEF

Just 100 meters from the Grande Cloche, this 114 m² apartment in a stone building perfectly combines old-world charm and modernity. With a spacious 30 m² living area, three bedrooms, two bathrooms, and high ceilings, it offers a bright and elegant living space. Its ideal exposure ensures abundant natural light. A rare opportunity for lovers of Bordeaux's authentic charm.

ENERGY - DPE



Logement peu performant
Coûts annuels énergies estimés
Entre 2150 € et 2950€ pour 2021

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.

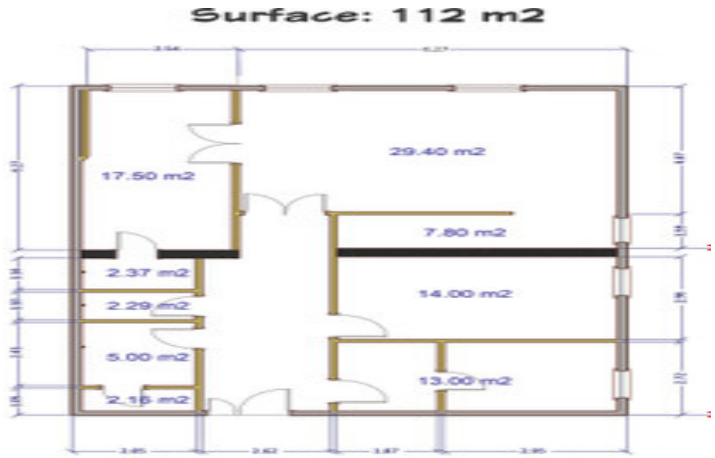
International : +33 (0)5 53 60 84 88 France: 0033 (0)553 608 488 FAX: 0033 (0)553 566 257 *All prices include agency fees.
Leggett Immobilier 42 Route de Ribérac 24340 La Rochebeaucourt France Tel: 08 00 73 57 45 Email: info@leggett.fr

LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A34514JLC33 Price: 474 900 EUR

agency fees to be paid by the seller





DESCRIPTION

Discover this magnificent 114 m² apartment, nestled in an elegant stone building in the heart of a sought-after neighborhood in Bordeaux, just 100 meters from the Grande Cloche. With its generous spaces, high ceilings, and exceptional brightness, it offers a refined and comfortable living environment.

Be charmed by its spacious 30 m² living area, perfect for entertaining or relaxing in a warm atmosphere. The three bedrooms provide intimate and functional spaces, while the two bathrooms ensure comfort and convenience in everyday life.

This apartment combines old-world charm with modernity, benefiting from a beautiful exposure that fills the living area with natural light. A rare opportunity for lovers of Bordeaux's architectural heritage looking for an exceptional property.

*Prime location
*Great natural light
*3 bedrooms – 2 bathrooms – 1 laundry room – 1 WC
*Authentic charm and character

Co-owned building of 17 units
Provisional annual charges: 1976€

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

NOTES

International: +33 (0)5 53 60 84 88 France: 0033 (0)553 608 488 FAX: 0033 (0)553 566 257 *All prices include agency fees.
Leggett Immobilier 42 Route de Ribérac 24340 La Rochebeaucourt France Tel: 08 00 73 57 45 Email: info@leggett.fr