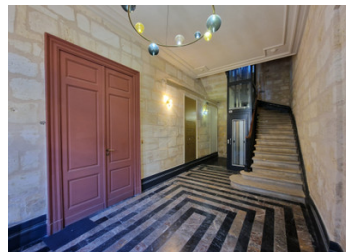
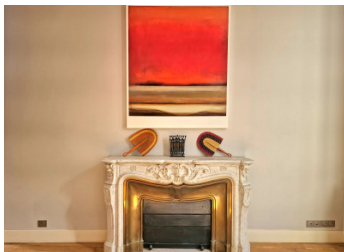
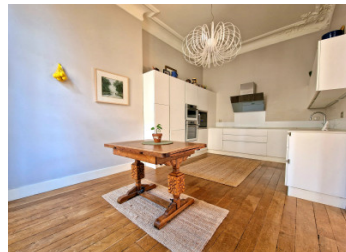


Jardin Public. Exceptional 2 or 3 bedroom apartment with elevator



INFORMATION

Town:	Bordeaux
Department:	Gironde
Bed:	3
Bath:	2
Floor:	1 6 m ²
Outside Space:	8 m ²

IN BRIEF

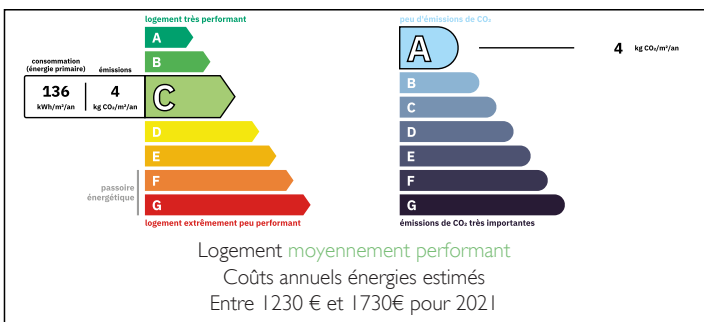
An impressive property located in a restored stone building very close to Jardin Public, between Chartrons and Fondaudège.

Located on the first floor and accessible by elevator, this tastefully renovated apartment with high ceilings has maintained original features such as mouldings and wooden flooring. The living room and kitchen / dining room are South East facing and extremely light.

The master bedroom has generous built-in wardrobe space and a large bath and shower room. The 2nd bedroom has an ensuite shower. The apartment originally had 3 bedrooms and a third bedroom or office is possible with dividing walls.

The apartment has air conditioning as well as electric heating and has a cellar for storage. The common areas of the building have been restored.

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

Located on the first floor and accessible by elevator, this apartment features a spacious double living room bathed in light, enhanced by a period fireplace and magnificent antique parquet floors. A full-length balcony is accessed from both the living room and kitchen. The fully fitted kitchen has a large dining area opening onto the living room.

The sleeping area consists of two bedrooms with the possibility for a third bedroom. The spacious master suite has a generous bathroom, and a second bedroom its own private shower room. To the rear of the living room is an area with a window that was originally a third bedroom. It makes for a perfect office space and could easily be separated with dividing walls.

The high-end appointments and quality materials give the property an elegant and timeless atmosphere. A cellar completes this rare property, located in the heart of a sought-after district where prestige and the Bordeaux art of living combine.

Living room : 30m²

Kitchen / Dining room : 19m²

Master bedroom & bathroom : 34m²

Bedroom 2 & ensuite shower room : 15m²

Potential 3rd bedroom : 13m²

Balcony : 8m²

Cellar : 9m²

Co-owned building of 9 units

Provisional annual charges: 2022€

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

NOTES