LEGGETT IMMOBILIER INTERNATIONAL

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Ref: A42990GM33 Price: 649 000 EUR

agency fees included: 4 % TTC to be paid by the buyer (625 000 EUR without fees)

Elegant 148 m Haussmann style 2 bedroom apartment just steps from the Jardin Public – prime location







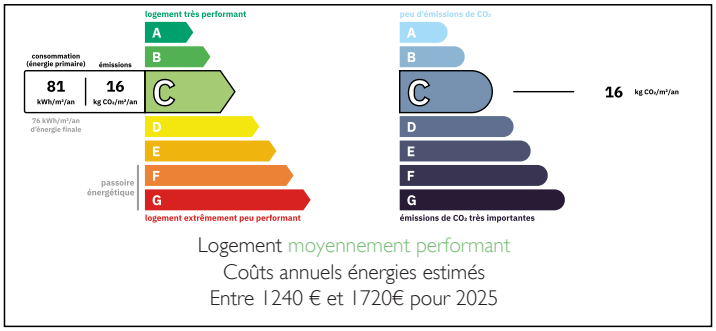








ENERGY - DPE



Logement moyennement performant
Coûts annuels énergies estimés
Entre 1240 € et 1720€ pour 2025

INFORMATION

Town:	Bordeaux
Department:	Gironde
Bed:	2
Bath:	1
Floor:	148 m2
Plot Size:	0 m2

IN BRIEF

Located at one of Bordeaux's most prestigious addresses, just steps from the Jardin Public, this elegant 148 m² Haussmann-style apartment occupies the first floor of a beautiful period stone building.

From the moment you enter, the apartment reveals its refined character and impressive proportions. Original herringbone parquet flooring, intricate mouldings, marble fireplaces, period chandeliers and generous ceiling heights create a setting of understated sophistication typical of classical Bordeaux architecture.

The light-filled reception rooms provide the perfect space for entertaining, with a spacious living room and formal dining room offering both volume and elegance.

The property also features a separate kitchen, two generously sized bedrooms, a shower room and a separate WC.

A rare opportunity combining architectural charm with a prime location, within walking distance of

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.

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DESCRIPTION

Contact for further information

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

LOCAL TAXES

Taxe foncière: **2798 EUR**

NOTES