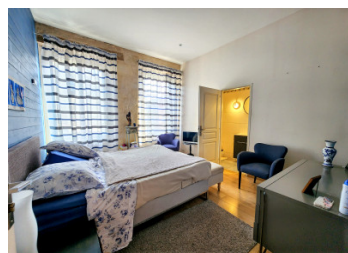
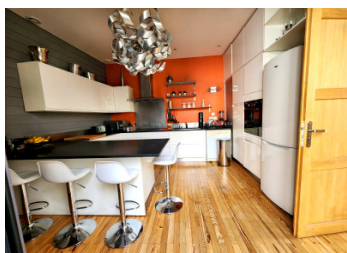
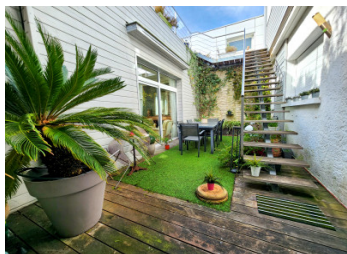


House 200m2 Double Terrace & Rooftop by the Jardin Public.



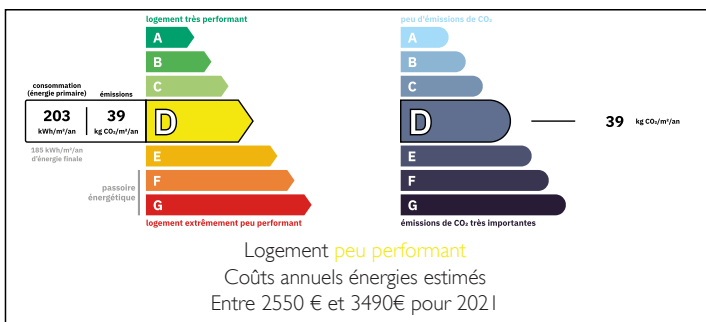
INFORMATION

Town:	Bordeaux
Department:	Gironde
Bed:	4
Bath:	2
Floor:	200 m2
Plot Size:	40 m2

IN BRIEF

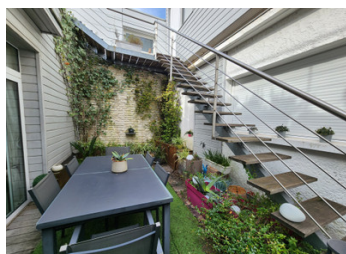
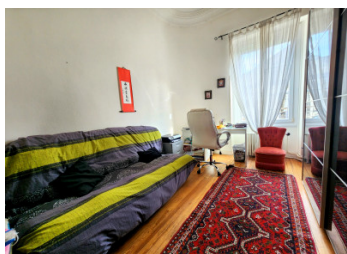
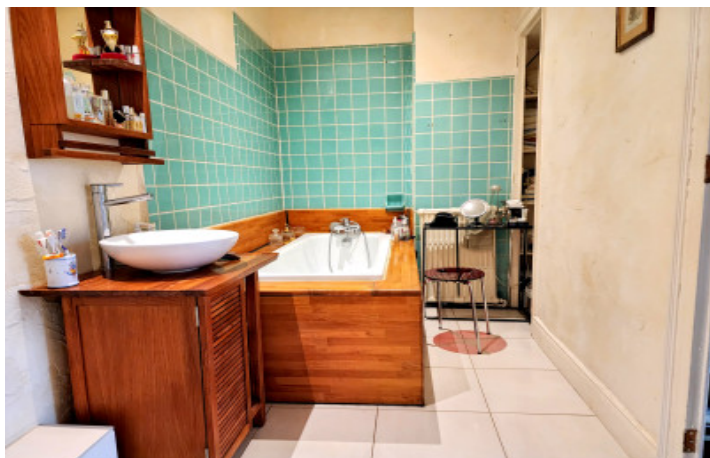
Just steps from the Jardin Public, in the heart of the sought-after Chartrons district of Bordeaux, this elegant 200 sqm family home features a 60 sqm patio, double terraces and a stunning rooftop. A rare opportunity combining generous volumes, natural light and a prime location. Parking included.

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

Set over three levels on a 254 sqm plot, the property offers six main rooms including four bedrooms and five bathrooms. The ground floor comprises a spacious entrance with built-in storage, a laundry room, bicycle storage and a fully equipped independent studio, ideal for guests, remote work or rental potential.

The first floor features a bright reception area opening onto a charming patio, creating a seamless indoor-outdoor lifestyle. A modern separate kitchen connects elegantly to the dining area. Three bedrooms, each with their own en-suite shower room, provide comfort and privacy.

The top floor hosts a private, air-conditioned primary suite with dressing room and open views over Bordeaux's rooftops. A spectacular rooftop terrace crowns the home, offering panoramic city views. Cellar and individual gas heating complete this exceptional property in one of Bordeaux's most desirable neighborhoods.

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

LOCAL TAXES

Taxe foncière: 2774 EUR

NOTES