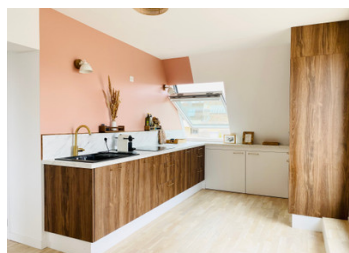
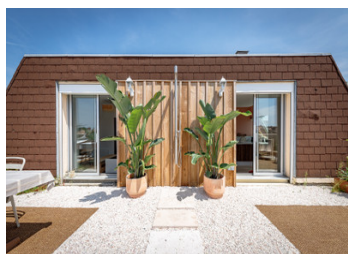


## Bordeaux Rooftop Living – Top-Floor Apartment with Panoramic 33 m Terrace



## INFORMATION

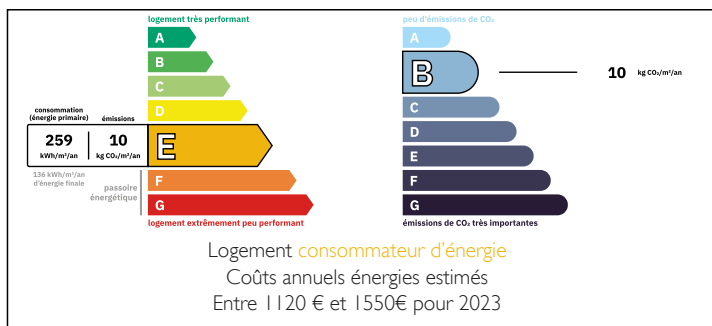
|                |                   |
|----------------|-------------------|
| Town:          | Bordeaux          |
| Department:    | Gironde           |
| Bed:           | 1                 |
| Bath:          | 1                 |
| Floor:         | 56 m <sup>2</sup> |
| Outside Space: | 33 m <sup>2</sup> |



## IN BRIEF

Set on the top floor of a building with elevator, this bright apartment overlooks the rooftops of central Bordeaux on the elegant Rue Huguerie, between Jardin Public and Palais Gallien. Its triple exposure and large windows allow natural light to flow throughout the day. The highlight is a remarkable 33 m<sup>2</sup> west-facing terrace, completely private and peaceful, offering open rooftop views and a true outdoor living space with practical fittings. The secure residence also includes a cellar and bicycle storage, with optional parking available. A highly sought-after address offering an easy lifestyle on foot, by bike or by car, just minutes from the tram and Place des Quinconces.

## 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: 1441 EUR**

## NOTES

## DESCRIPTION

Located on the fifth and top floor of a building with elevator, this apartment enjoys a privileged position above the surrounding rooftops, offering a rare sense of openness and tranquility in the heart of Bordeaux. Set on Rue Huguerie, between the sought-after districts of Fondaudège, Jardin Public and Palais Gallien, the property benefits from a lively neighborhood atmosphere with shops, cafés and restaurants just steps away. Tram line D is only a three-minute walk and provides a direct connection to the main train station, while Place des Quinconces can be reached in about five minutes.

The apartment stands out for its exceptional natural light. With a dominant position above neighboring buildings, it is free from overshadowing and benefits from triple exposure, allowing sunlight to flow throughout the day. Large windows in every room further enhance the bright and airy ambiance.

A standout feature is the remarkable 33 m<sup>2</sup> west-facing terrace overlooking the rooftops of the city. Completely private and not overlooked, it offers sweeping panoramic views and an atmosphere of total calm, with no traffic passing below. Designed as a true outdoor living space, the terrace includes lighting, electrical outlets, a water point and an outdoor shower with adjustable temperature.

The residence is secure and well maintained, with low service charges. Additional amenities include a private cellar and a bicycle storage area, while a parking space is available as an option. Air conditioning is permitted within the building regulations and can be easily installed thanks to the...