LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A44246GM33 Price: 240 000 EUR

agency fees included: 4 % TTC to be paid by the buyer (230 000 EUR without fees)

Exceptional 1-Bedroom Apartment with Direct Views over Église Saint-Pierre – Bordeaux Centre







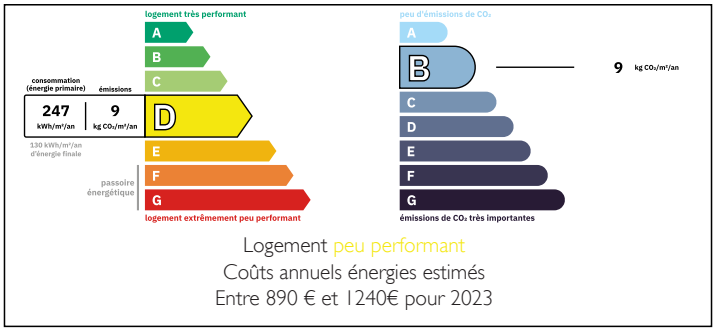








ENERGY - DPE



Logement peu performant
Coûts annuels énergies estimés
Entre 890 € et 1240€ pour 2023

INFORMATION

Town:	Bordeaux
Department:	Gironde
Bed:	1
Bath:	1
Floor:	37 m2
Plot Size:	0 m2

IN BRIEF

Leggett & Hamptons International are proud to present this charming 37 m² one-bedroom apartment, ideally located in the very heart of historic Bordeaux.

Positioned directly in front of the iconic Église Saint-Pierre and on the lively Place Saint-Pierre, the property enjoys a truly exceptional setting. Situated on the second floor of a traditional Bordelaise stone building, comprising just three apartments (one per floor), it offers both privacy and exclusivity.

The apartment is filled with natural light thanks to five large double windows. It retains beautiful original features, including exposed stone walls, a fireplace, and wooden flooring, combining character with comfort.

The layout comprises a living room with open-plan kitchen, a hallway, a bedroom with built-in storage,

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

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DESCRIPTION

Don't hesitate to contact us 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:	**1400 EUR**

NOTES

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