LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A46195GM33 Price: 449 000 EUR

agency fees to be paid by the seller

Bordeaux Chartrons – Exceptional top-floor duplex with panoramic views of the Bassins à Flots.







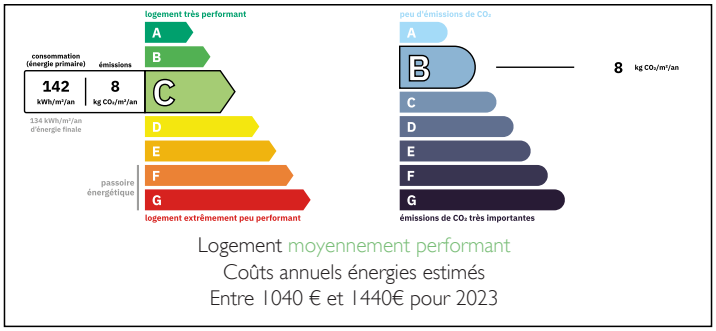








ENERGY - DPE



Logement moyennement performant
Coûts annuels énergies estimés
Entre 1040 € et 1440€ pour 2023

INFORMATION

Town:	Bordeaux
Department:	Gironde
Bed:	3
Bath:	1
Floor:	93 m2
Plot Size:	0 m2

IN BRIEF

Situated on the top floor of a prestigious, secure modern residence with lift access, in the heart of Bordeaux's highly sought-after Chartrons district, this exceptional three-bedroom duplex offers 93 m² of living space (Carrez Law) and 98 m² of total floor area, together with breathtaking panoramic views over the Bassins à Flots.

Presented in near-new condition, the apartment combines high-quality finishes, light-filled interiors, and contemporary elegance. The spacious living area enjoys stunning waterfront views, while the fully equipped premium kitchen, complete with an integrated wine cellar, a shower room, and a WC, completes this floor.

Upstairs, three comfortable bedrooms, including the principal bedroom overlooking the Bassins à Flots, together with a bathroom and a separate toilet, provide peaceful accommodation.

Two secure underground parking spaces are included.

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

LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A46195GM33 Price: 449 000 EUR

agency fees to be paid by the seller







LOCAL TAXES

Taxe foncière:	**3000 EUR**

NOTES

DESCRIPTION

Situated on the third and top floor of a prestigious residence built in 2013, this exceptional duplex combines contemporary elegance, quality finishes and one of the finest outlooks in Bordeaux's sought-after Chartrons district. Presented in immaculate condition, the property offers 93 m² of living space (Carrez Law) and 98 m² of total floor area.

The entrance hall with built-in storage leads to a bright and spacious open-plan living area, flooded with natural light thanks to its west and north-west orientation. Large glazed openings frame spectacular, uninterrupted views across the Bassins à Flots, creating a wonderful setting for both everyday living and entertaining. The contemporary kitchen is fully equipped with premium appliances and features an integrated wine cellar, while a spacious shower room with laundry area and a separate WC complete this level.

Upstairs, the sleeping accommodation comprises three bedrooms with built-in wardrobes, including a principal bedroom enjoying magnificent views over the Bassins à Flots. A modern family bathroom and a separate WC complete the upper floor.

The apartment benefits from lift access, efficient collective district heating, aluminium double glazing, secure underground parking, with the option to acquire a second space, and a communal bicycle storage room.

Perfectly positioned just a few metres from the vibrant Halles de Bacalan, the iconic Cité du Vin and the picturesque Quais des Chartrons, the property is surrounded by excellent restaurants, cafés, boutiques and riverside walks, while the nearby tram provides easy access to Bordeaux's historic centre and Saint-Jean station.

Combining exceptional views, premium...