

Character Stone House in Saint-Michel – Bordeaux



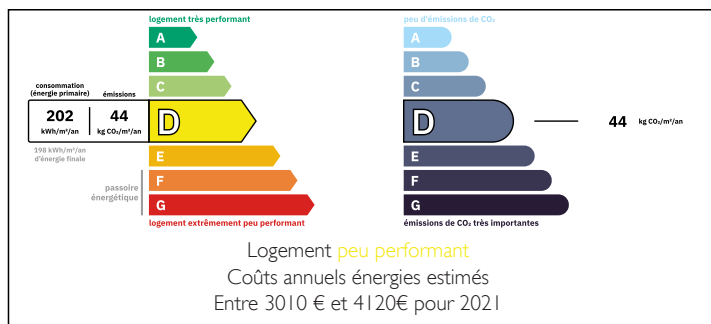
INFORMATION

Town:	Bordeaux
Department:	Gironde
Bed:	3
Bath:	2
Floor:	172 m2
Plot Size:	0 m2

IN BRIEF

To renovate, Located in the vibrant and historic Saint-Michel district of Bordeaux, this character stone property offers approximately 171.85 m² of living space over several levels. The property includes a garage, storage area and entrance hall on the ground floor. The first and second floors each feature a living room, kitchen and bedroom, while the connected rear building provides an additional room, bedroom, WC and shower room. Recently installed double-glazed windows and a modern gas boiler provide a solid foundation for modernisation. Close to cafés, restaurants, markets and the Basilique Saint-Michel, this property offers excellent potential as a family home or investment.

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

Located in the vibrant and historic Saint-Michel district of Bordeaux, this character stone property offers approximately 171.85 m² of living space over several levels. The property includes a garage, storage area and entrance hall on the ground floor. The first and second floors each feature a living room, kitchen and bedroom, while the connected rear building provides an additional room, bedroom, WC and shower room. Recently installed double-glazed windows and a modern gas boiler provide a solid foundation for modernisation. Close to cafés, restaurants, markets and the Basilique Saint-Michel, this property offers excellent potential as a family home or investment.

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

NOTES