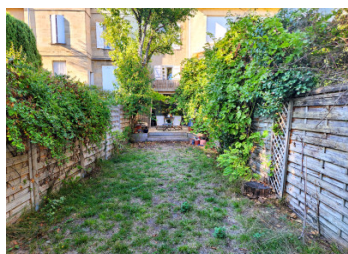
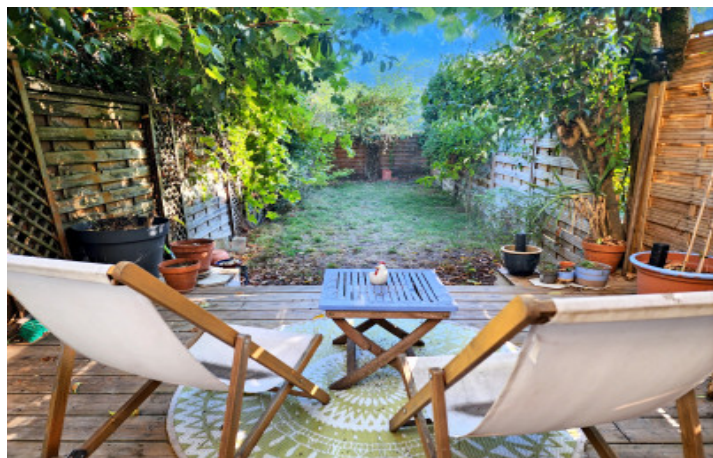


Charming Stone House in the Chartrons – T4 with Terrace, Garden & Balcony



INFORMATION

Town:	Bordeaux
Department:	Gironde
Bed:	2
Bath:	2
Floor:	91 m2
Plot Size:	118 m2

IN BRIEF

Charming stone house located in the sought-after Chartrons – Parc Rivière area, just a short walk from local shops and Jardin Public.

Ground floor: spacious entrance hall, living room opening onto the exterior with a wooden terrace and pleasant garden, separate WC.

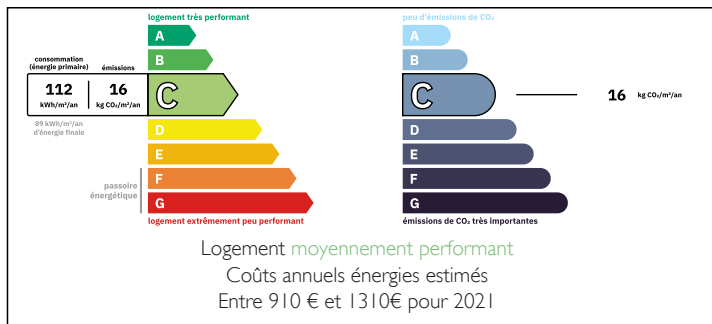
1st floor: kitchen with a small balcony overlooking the garden, dining area and WC.

2nd floor: spacious master bedroom with dressing room, en-suite shower room and WC.

The fully renovated and air-conditioned attic with shower room provides a versatile additional space that can be used as a home office or second bedroom.

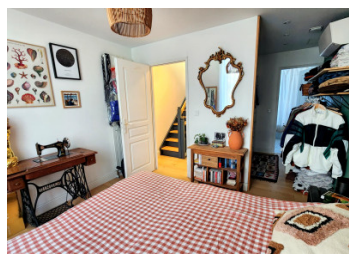
A charming, immaculately maintained home, thoughtfully arranged with a perfect balance of character, functionality and attractive outdoor space. A highly desirable location in the Chartrons – Parc Rivière area, close to local amenities and Jardin Public.

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: 2159 EUR

NOTES

DESCRIPTION

This charming stone house is ideally located in the highly sought-after Chartrons district. It offers beautifully arranged living spaces across several levels, together with a renovated attic.

On the ground floor, you will find a spacious entrance hall, a bright living room opening directly onto the outside, with a lovely wooden terrace ideal for al fresco dining, as well as a pleasant garden. A separate WC and storage space complete this level. On the first floor, the property offers a fitted kitchen with a small balcony overlooking the garden, a dining area and a WC.

The second floor is dedicated to the sleeping accommodation, with a lovely master bedroom featuring a dressing room and en-suite shower room, as well as a separate WC.

Finally, the fully renovated and air-conditioned attic provides a versatile space that could be used as a home office, guest bedroom or second bedroom, depending on your needs.

The house enjoys a privileged location, just a few minutes' walk from the heart of the Chartrons, with its shops, restaurants and cafés, while the beautiful Jardin Public is also within easy walking distance.

An immaculate stone house, both functional and full of character, thoughtfully arranged with great care and attention to detail, offering a lovely outdoor space in a highly desirable setting.

Electric heating.

A wonderful opportunity to enjoy life in one of Bordeaux's most iconic neighbourhoods, close to all amenities.

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