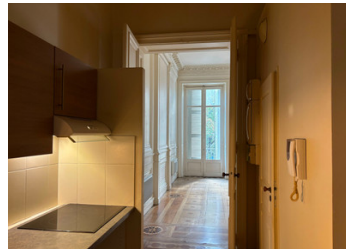
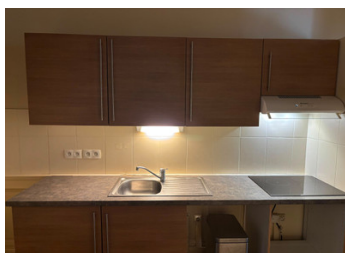
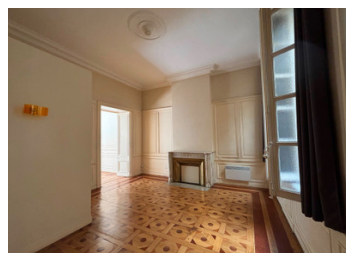


Elegant Haussmann style apartment of 87m2 opposite the Jardin Public – Cours Xavier Arnoz



INFORMATION

Town:	Bordeaux
Department:	Gironde
Bed:	1
Bath:	1
Floor:	87 m2
Outside Space:	6 m2



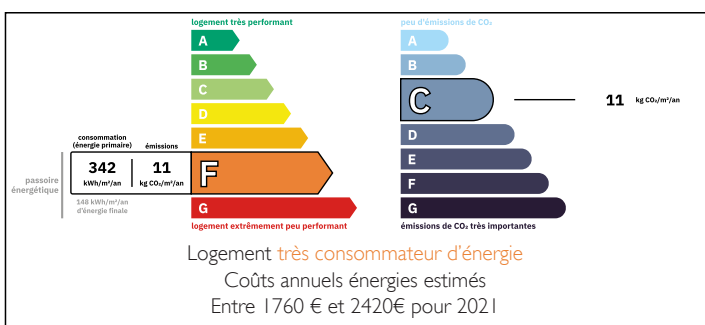
IN BRIEF

Elegant Haussmann-style apartment of approximately 87 m², ideally located directly opposite Bordeaux's Jardin Public on the prestigious Cours Xavier Arnoz. Full of period character, the property features original parquet flooring, elegant mouldings and beautiful high ceilings. Currently configured as a T2, it offers excellent potential for reconfiguration, with the possibility of creating an additional bedroom or home office. A private balcony and cellar add further appeal. A wonderful opportunity to acquire a character property in one of Bordeaux's most sought-after locations, close to the Chartrons, city centre, shops, cafés and restaurants.

Co-ownership charges: approximately €1,600 per year

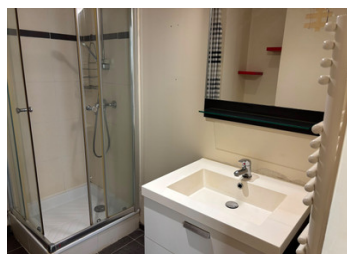
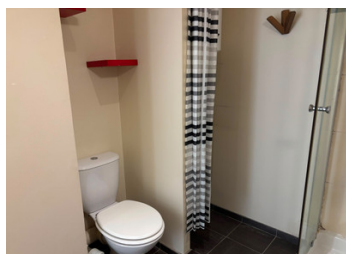
Property tax (Taxe foncière): €1,538 per year

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

Ideally located directly opposite the magnificent Jardin Public, this elegant Haussmann-style apartment of approximately 87 m² offers a rare combination of period character, generous proportions and an exceptional Bordeaux location.

The apartment retains many of its original features, including beautiful parquet flooring, elegant period mouldings and impressive high ceilings, creating a wonderful sense of space and timeless character.

Currently configured as a T2, the property offers excellent potential for reconfiguration, with the possibility of creating an additional bedroom or a dedicated home office, depending on your requirements.

A private balcony provides a pleasant outdoor space, while a cellar offers additional storage.

Whether as a primary residence, pied-à-terre or investment, this is a fantastic opportunity to acquire a character property in one of Bordeaux's most sought-after locations, directly opposite the Jardin Public and within easy reach of the Chartrons, city centre, shops, cafés and restaurants.

Co-owned building of 6 units
Provisional annual charges: 1600€

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

LOCAL TAXES

Taxe foncière: 1538 EUR

NOTES