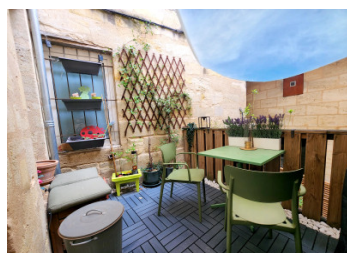
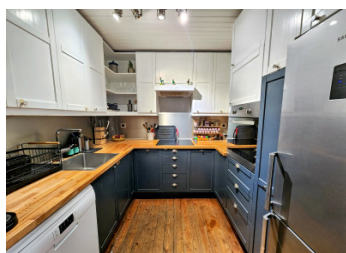


Bordeaux traditional stone apartment – Fondaudège | 113 m | 3 Bedrooms | Terrace & Private Courtyard



INFORMATION

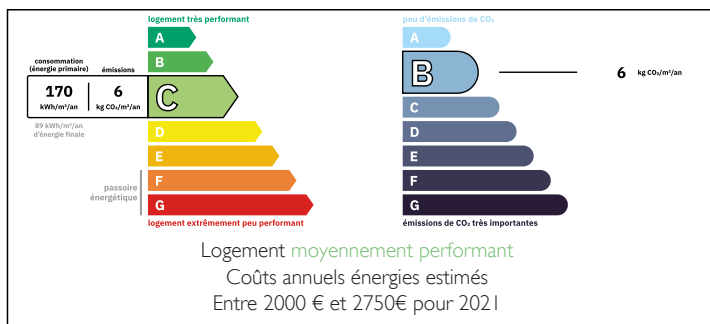
Town:	Bordeaux
Department:	Gironde
Bed:	3
Bath:	1
Floor:	113 m2
Outside Space:	24 m2



IN BRIEF

Located in the sought-after Fondaudège area, this elegant 113 m² apartment occupies the raised ground floor and garden level of a beautiful Bordeaux stone townhouse comprising three separate apartments. The property combines traditional character with generous living spaces and private outdoor areas. The entrance level features a spacious hall with storage, fitted kitchen, living room with dining area, separate WC and direct access from the entrance hall to a private terrace. The garden level offers three bedrooms, including a principal suite with dressing room and direct access to the private courtyard, plus a bathroom with bath and walk-in shower, laundry room and separate WC. Within walking distance of Rue Fondaudège, Jardin Public and central Bordeaux.

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: 1910 EUR

NOTES

DESCRIPTION

Located in the sought-after Fondaudège area of Bordeaux, this spacious 113 m² apartment occupies the raised ground floor and garden level of a beautiful traditional Bordeaux stone townhouse comprising three separate apartments.

The impressive townhouse, with approximately 11 metres of height across the building, retains a strong sense of traditional Bordeaux character, with each apartment occupying its own level and offering a high degree of privacy.

The property opens onto a generous entrance hall with built-in storage, creating an impressive first impression and providing excellent practical space. This level also features a separate WC, a fully fitted kitchen and a spacious living room with a dedicated dining area. The entrance hall opens directly onto a private terrace, providing an ideal setting for outdoor dining and entertaining.

The garden level is dedicated to the sleeping accommodation and comprises three bedrooms. The principal bedroom benefits from its own dressing room and direct access to the private courtyard. The family bathroom includes both a bathtub and walk-in shower, while a separate laundry room and WC complete this level.

The property offers an attractive combination of traditional Bordeaux architecture, generous proportions and private outdoor spaces, while being within easy walking distance of Rue Fondaudège, the Jardin Public and the amenities of central Bordeaux.

The building comprises a small condominium of just three apartments and is managed by a voluntary co-ownership manager.

Location

One of Bordeaux's most appealing residential neighbourhoods, Fondaudège offers the perfect