

UNDER OFFER. Elegant 3-bedroom flat to renovate in the historic Hôtel de Saige



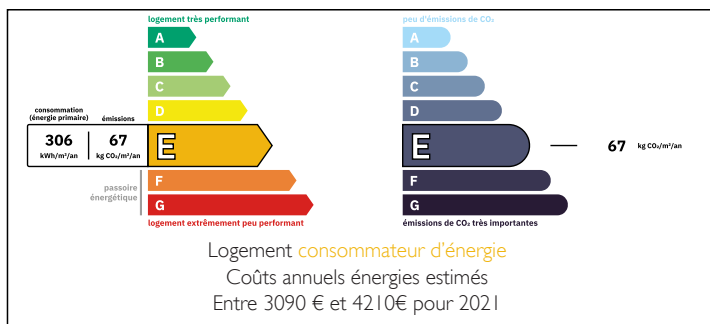
INFORMATION

Town:	Bordeaux
Department:	Gironde
Bed:	3
Bath:	2
Floor:	170 m ²
Outside Space:	47 m ²

IN BRIEF

The apartment itself offers two separate entrances both with lift access. The primary entrance allows for privileged guest entrance and offers itself to the ample living spaces measuring over 70m². Grand ceiling heights as one would expect of this noble floor create a delightful sensation of grandeur. A spacious separate kitchen overlooks the buildings main courtyard. A wonderful central private 47m² courtyard with its own separate entrance is accessible from almost every part of the property. Three large bedrooms, two with en suite bathrooms and one with its own large dressing room, benefit from private courtyard access, light and ample space. Craftsman-built and installed new double-glazed windows with wood frames throughout. An over 30m² garage (originally used as stables) is accessible via the main gate entry via the residence's main courtyard and has ceilings over 5m high with space...

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: 3250 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

Rare find in the Golden Triangle. This property with its grand rooms, high ceilings, classic finishes, and private courtyard, harkens back to a privileged era. The Hôtel de Saige is of particular architectural interest. The central part, where you will find the property, was conceived of the Roman style. Victor Louis, its architect, was inspired by the Palazzo Mancini in Rome. Following its owner's death in 1793 by guillotine, the residence was converted into a prefectural establishment as it remained for nearly 2 centuries until the mayor of Bordeaux at the time moved his offices to their current location. The property lay empty for nearly 2 decades until 1998 when a 4-year renovation project began under the close supervision of the Monuments Historiques and Bâtiments de France.

This Hôtel's rebirth in the 21st century brings modern convenience to the classic 18th century private house. It now consists of 35 apartments, 25 studios, 8 office suites, and underground parking area, garages, cellars, and storage spaces all grouped around the main courtyard. It includes 5 entrance halls with grand staircases and elevators.

This property is priced to sell to the buyer with a desire to obtain a piece of Bordeaux's architectural history and put their stamp on a space rarely seen in today's market.

Entrance hall - 7.84m²

Living room - 52.43m²

Dining room - 17.99m²

Kitchen - 16.65m²

Bedroom 1 - 19.32m²

Bedroom 2 - 17.94m²

Bedroom/office - 15.13m²

Bathroom - 6.74m²

Bathroom - 5.86m²

Dressing room - 7.31m²

Toilet 1 - 1.75m²

Toilet 2 - 1.64m²

Terrace - 49.82m²

Co-owned building..