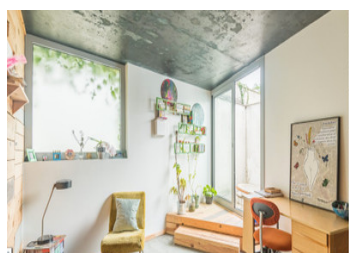
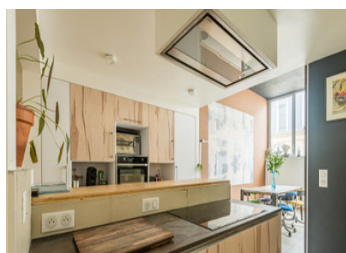
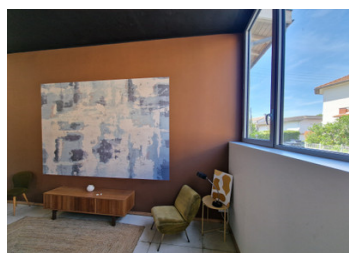
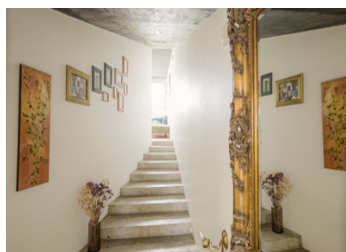


## Large and light house with 5 bedrooms, Bordeaux Primrose



## INFORMATION

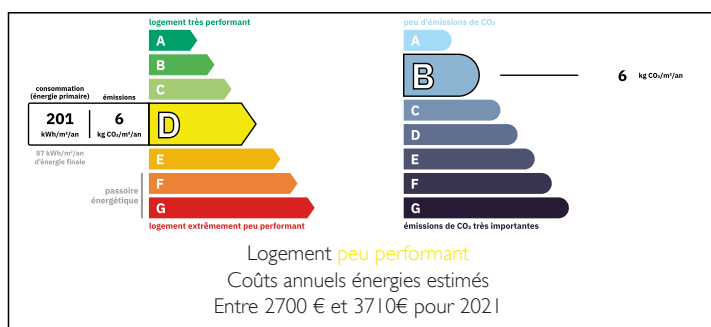
Town:	Bordeaux
Department:	Gironde
Bed:	5
Bath:	4
Floor:	178 m2
Plot Size:	10 m2



## IN BRIEF

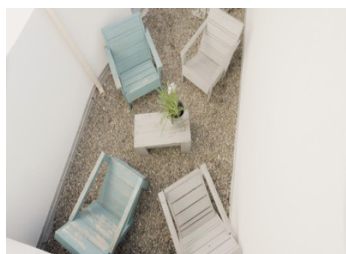
1970's Architect designed home with 5 bedrooms and 4 bathrooms close to Villa Primrose tennis club. Each floor of this remarkable house on 6 split-levels, has distinct design and light. This is a perfect home for a family with teenage children as each bedroom offers privacy and a unique atmosphere. Reception rooms are spread across the house including an open plan kitchen and dining space, living and office area, a reading zone and a terrace.

## 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

This property designed by the architect Jacques Hondelatte, offers 178m<sup>2</sup> of living space. 5 bedrooms, 4 bathrooms and 4 wc are located across the 6 split-levels of this unique property. The entrance has bicycle storage, an open plan kitchen and dining area as well as a large laundry room and wc. The lower ground floor has a 25m<sup>2</sup> ensuite bedroom. The 1st floor hosts a reading zone, 10m<sup>2</sup> terrace and bedroom with shower. The 2nd floor features 2 bedrooms, a bathroom and storage. The 3rd floor has a 19m<sup>2</sup> living room. On the 4th floor is the master en-suite bedroom complete with dressing room.

The prime location of this property in a quiet road next to Villa Primrose Tennis Club in Cauderan, together with its volumes, generous living space and late modernist architecture make this family home unique.

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

## LOCAL TAXES

**Taxe foncière: 3100 EUR**

**Taxe habitation: EUR**

## NOTES