

Bordeaux Centre : 3 floor Family home, 215 m2 8 rooms included 5 bedrooms, office and outdoor space.

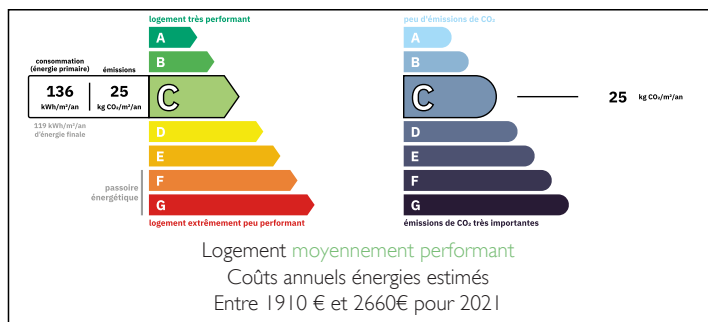


## INFORMATION

Town:	Bordeaux
Department:	Gironde
Bed:	6
Bath:	3
Floor:	215 m2
Plot Size:	158 m2



## ENERGY - DPE



## IN BRIEF

Bordeaux center 10-minute walk from the Cours de l'Intendance

Close to transport links (lines 1, 16, 51)

Ground Floor:

Entrance hallway with bike storage

## Study

Bright living room opening onto a large, landscaped wooden terrace

## Kitchen

First Floor:

Two spacious bedrooms, one with a street-side balcony

Bathroom with toilet on the landing

Second Floor:

Four rooms, all with balconies and views

Bathroom with shower, claw-foot bath, and WC on the landing

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.

Gas condensing boiler, double-glazed windows, roof in good condition. \*All prices include agency fees.



## LOCAL TAXES

**Taxe foncière: 2570 EUR**

**Taxe habitation: EUR**

## NOTES

## DESCRIPTION

Welcome to this charming stone family home, just a 10-minute walk from the Cours de l'Intendance. Perfectly situated near transport links (lines 1, 16, 51), this two-storey house offers the ideal blend of convenience and classic elegance.

### Ground Floor Highlights:

**Entrance Hallway:** Includes bike storage, providing practical space for your daily commute needs.

**Study:** A perfect spot for a home office or quiet reading area.

**Living Room:** Bright and spacious, the living room opens onto a large, landscaped wooden terrace, offering a seamless connection between indoor and outdoor living.

**Kitchen:** Functional and well-equipped

Access the upper floors via a beautiful stone staircase, enhancing the home's historic charm.

### First Floor Features:

**Two Spacious Bedrooms:** The first bedroom boasts a balcony overlooking the street, adding a touch of charm and providing a relaxing outdoor space.

**Bathroom/WC:** Conveniently located on the landing, ensuring easy access for both bedrooms.

### Second Floor Highlights:

**Four Rooms:** Each room features a balcony.

**Bathroom:** This floor includes a well-appointed bathroom with a shower, claw-foot bath, and WC, catering to your comfort and relaxation.

### Basement Benefits:

**Healthy Cellar:** Ideal for wine storage or as an additional storage space.

**Workshop and Storerooms:** Providing ample space for hobbies, crafts, and additional storage needs.

### Modern Comforts:

**Gas Condensing Boiler:** Ensures efficient and effective heating throughout the home.