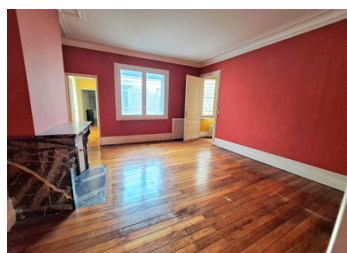
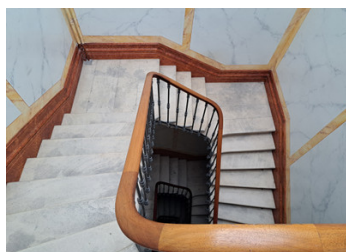
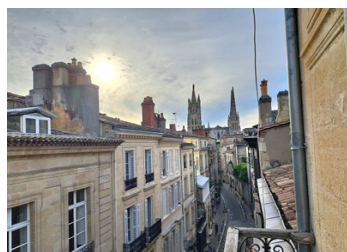


## Bordeaux Centre apartment with view of Saint André Cathedral 6 rooms 4 bedrooms top floor 182 m2



### INFORMATION

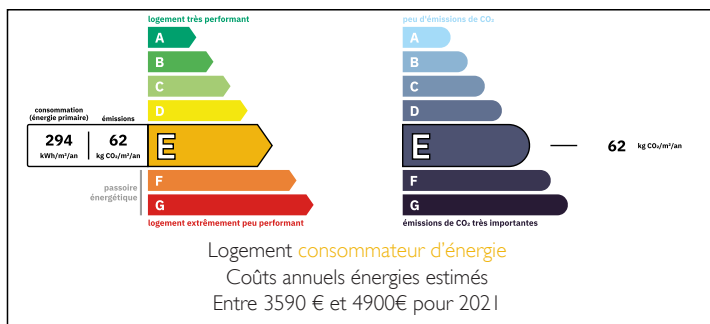
Town:	Bordeaux
Department:	Gironde
Bed:	4
Bath:	2
Floor:	182 m2
Outside Space:	271 m2



### IN BRIEF

Four-bedroom apartment located in the center of Bordeaux, within a traditional stone building, with views over Cathedral Saint-André. This 3rd and top-floor apartment offers 182m<sup>2</sup> of living space, consisting of a south-facing living and dining area, both with balconies (possibility to create one large open living area of 60m<sup>2</sup>), featuring high ceilings and fireplaces. A well-sized kitchen with a view over the foyer and hallway with storage cupboards leads toward the rear of the apartment, where you will find the night area, which consists of four bedrooms, two of which have en-suites. A bathroom completes the apartment. Additional features include a two-door entry system and a cellar. The apartment requires renovation and has potential for a co-living project or could also serve as an office.

### 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

null

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

## LOCAL TAXES

Taxe foncière: 2440 EUR

Taxe habitation: EUR

## NOTES