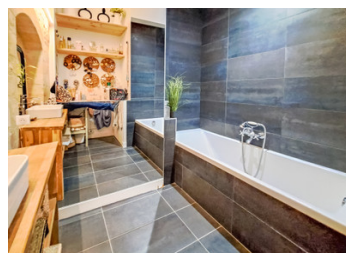
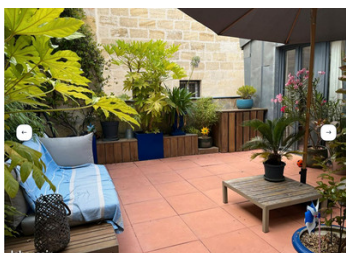


Stunning Renovated Apartment with Terrace Near Place Pey-Berland 82 m2 35 m2 terrace without vis a vis.



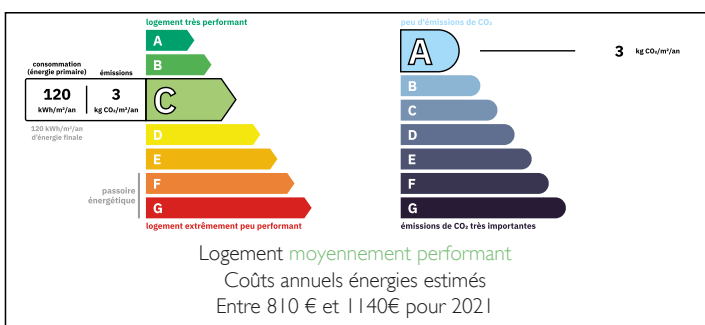
INFORMATION

Town:	Bordeaux
Department:	Gironde
Bed:	2
Bath:	2
Floor:	82 m2
Outside Space:	35 m2

IN BRIEF

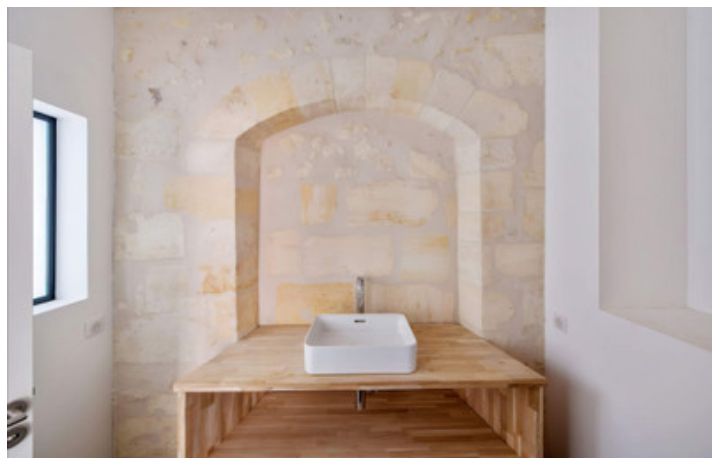
Located in the heart of Bordeaux, this elegant 3-room apartment offers 82 m² of meticulously designed living space and a rare 35 m² south-facing terrace. Fully renovated in 2019, the property blends historic charm with contemporary luxury, from its cathedral ceilings and bioethanol fireplace to the high-end designer kitchen and bathrooms. Ideally situated near Place Pey-Berland, it boasts proximity to shops, schools, tram lines A and B, and public parking.

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 elegant and rare 3-room apartment is situated on the third floor of a charming Bordeaux building, fully renovated in 2018 and redesigned by the esteemed architectural firm Atelier MAB in late 2019. Offering 82 m² of stylish living space, the property is under a 10-year warranty and features a stunning 35 m² south-facing terrace adorned with Gironde tiles, ideal for enjoying sunny Bordeaux days.

Upon entering, you are welcomed into a spacious 45 m² open-plan living area bathed in natural light. The cathedral ceilings create an airy atmosphere, complemented by a sleek bioethanol fireplace and premium parquet flooring. The kitchen, crafted by a designer, boasts Corian countertops and top-tier appliances, including an Elica induction cooktop with an integrated extractor hood, a built-in dishwasher, oven, and refrigerator-freezer.

The master suite is a true sanctuary, featuring an Italian shower and a bespoke double-sink vanity. The secondary room is versatile, suitable as a guest bedroom or home office. Additional amenities include a separate bathroom, a new walk-in closet, a laundry room, and a separate toilet. For year-round comfort, the apartment is equipped with LG reversible air conditioning and unused Atlantic-brand electric inertia radiators.

Situated in Bordeaux's hyper-center, the apartment enjoys a prestigious location near Cours Alsace Lorraine, Rue de Cheverus, and Rue du Loup. Residents have immediate access to a vibrant array of shops, schools, and public transport via tram lines A and B. Convenient public parking with resident subscription options is also available nearby.

This apartment is an exceptional...

LOCAL TAXES

Taxe foncière: 1595 EUR

Taxe habitation: EUR

NOTES