

## Elegant Renovated T2 in a Prestigious Bordeaux Stone Building – Jardin Public



## INFORMATION

Town:	Bordeaux
Department:	Gironde
Bed:	1
Bath:	1
Floor:	44 m2
Plot Size:	0 m2

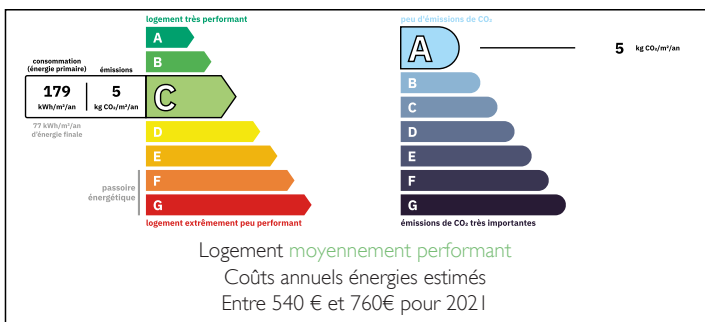
## IN BRIEF

Located in the heart of Bordeaux, just steps from Jardin Public, this beautifully renovated T2 44 m2 (loi carrez) 77 m2 floor surface apartment offers a perfect blend of historic charm and modern comfort. Set within a magnificent Bordeaux stone building, it showcases the timeless elegance of the city's architecture.

The apartment features original wooden flooring, high ceilings, and a thoughtfully designed layout that maximizes space and style. Its prime location provides easy access to the best of Bordeaux, from charming cafés to cultural landmarks.

A rare find in one of the city's most sought-after neighborhoods—ideal for those looking to enjoy Bordeaux's rich heritage in an exceptional setting.

## 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

N'hésitez pas à nous contacter pour plus d'informations. Visites possibles en journée, en soirée et le week-end.

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Co-owned building of 4 units

Provisional annual charges: 701€

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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: 408 EUR

Taxe habitation: EUR

## NOTES