

## Exceptional flat in the heart of Bordeaux - Fondaudège/Jardin Public 110 m2



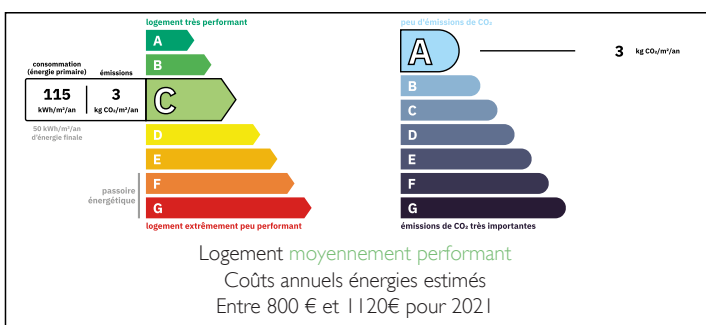
## INFORMATION

Town:	Bordeaux
Department:	Gironde
Bed:	3
Bath:	2
Floor:	110 m2
Outside Space:	6 m2

## IN BRIEF

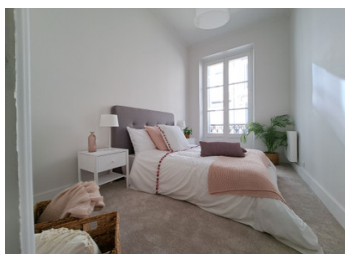
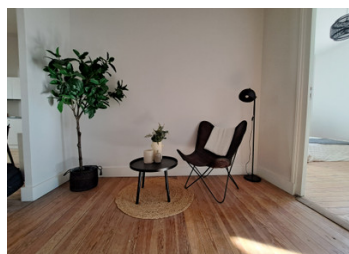
Exceptional Apartment in the Heart of Bordeaux – Fondaudège Step into this breathtaking 110 m² apartment, a true gem nestled in the vibrant Fondaudège district of Bordeaux. From the moment you enter, the apartment exudes a sense of timeless elegance, with every detail thoughtfully renovated to preserve its historic charm while offering the very best in modern comfort. Set on the 1st floor, the apartment is a perfect blend of classic and contemporary. High ceilings and original wooden flooring create a rich, inviting atmosphere, while glass doors open onto balconies, inviting you to step outside and soak in the city's lively energy. The three bedrooms offer a restful retreat, complemented by two beautifully designed shower rooms. Every space in this home is a reminder of Bordeaux's incredible history, brought to life by careful renovations that respect its heritage....

## 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

Dont hesitate to contact for further information , visits possible days, evenings and weekends.

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Co-owned building of 2 units  
Provisional annual charges: 1534€

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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: 893 EUR

Taxe habitation: EUR

## NOTES