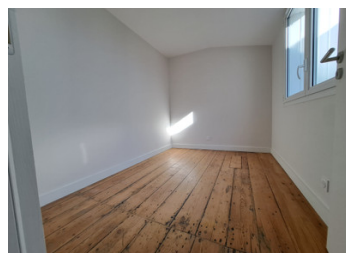
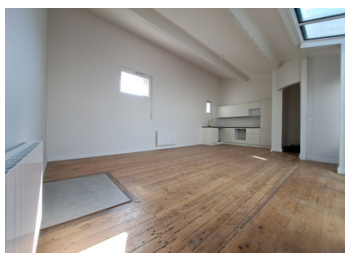


Charmant Appartement au Cœur de Bordeaux – Jardin Public T4 82 m2



INFORMATION

Town:	Bordeaux
Department:	Gironde
Bed:	3
Bath:	1
Floor:	82 m2
Outside Space:	6 m2



IN BRIEF

Charming Apartment in the Heart of Bordeaux – Jardin Public

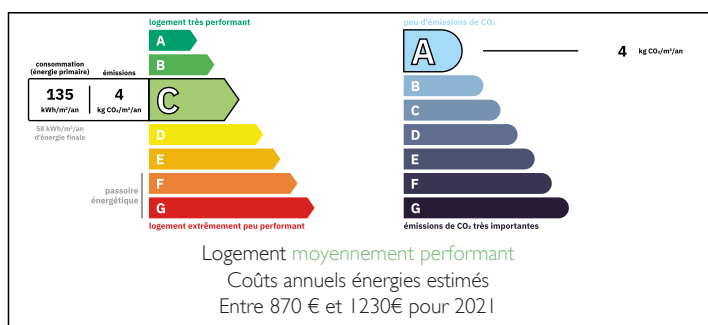
Located just one minute from the Jardin Public, this exquisite apartment is nestled in a beautiful Bordeaux stone building, offering the perfect blend of traditional charm and modern sophistication.

The apartment has been thoughtfully renovated with high-quality materials, preserving its authentic original wooden flooring while introducing stylish, contemporary finishes. It features three spacious bedrooms, ideal for a family or those seeking additional space.

A unique highlight of this property is its peaceful outside terrace, providing a quiet space to unwind and enjoy the calm surroundings. Set in a private, tranquil building with only two apartments in total, this home offers a rare sense of exclusivity and privacy, all within walking distance of one of Bordeaux's most iconic parks.

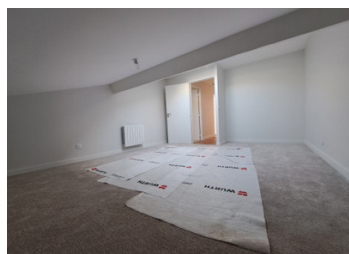
Located in one of the city's most sought-after

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

Visites possibles en journée, en soirée et le week-end.

Co-owned building of 2 units
Provisional annual charges: 1755€

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

LOCAL TAXES

Taxe foncière: 1089 EUR

Taxe habitation: EUR

NOTES