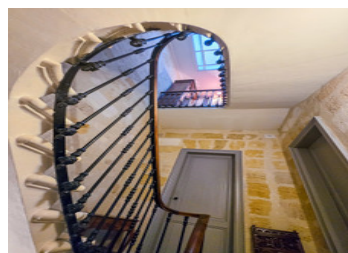


Superb family home in Saint Seurin Bordeaux.



## INFORMATION

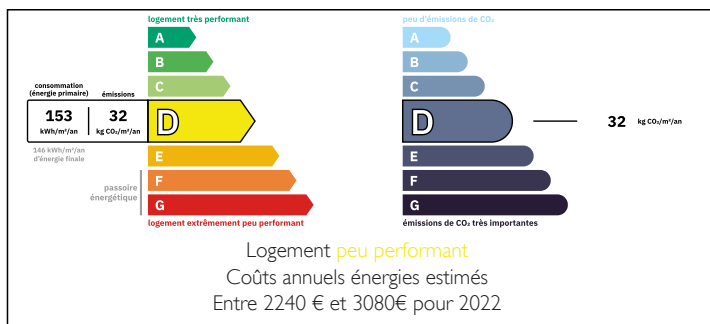
Town:	Bordeaux
Department:	Gironde
Bed:	4
Bath:	3
Floor:	167 m2
Plot Size:	95 m2



## IN BRIEF

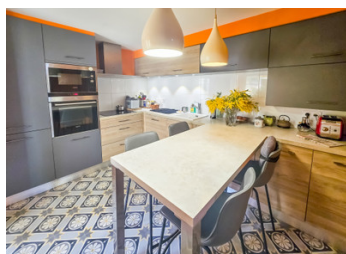
Leggett International presents this superb 6-room family home in the sought-after Saint Seurin district of Bordeaux.

## 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

You'll be captivated by the period features of this magnificent 177m<sup>2</sup> residence, located in the historic center of Bordeaux.

Exposed stone, moldings, original tiles—in short, the full range of features of a traditional house, tastefully and meticulously maintained, in one of the city's most desirable neighborhoods, yet quiet.

. The house comprises a beautiful entrance hall on the ground floor, opening onto two living/dining rooms, a guest toilet, a fully equipped kitchen, and an outdoor space.

You also have access to the additional 50m<sup>2</sup> basement, which includes several storage rooms such as a cellar, laundry room, technical room, and wine cellar.

. The exposed stone staircase leads to the first floor, which consists of two beautiful and large bedrooms, a bedroom/office, and a large bathroom.

. The 2nd and last floor consists of 2 bedrooms + 1 bathroom + 1 WC.

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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: 2492 EUR**

**Taxe habitation: EUR**

## NOTES