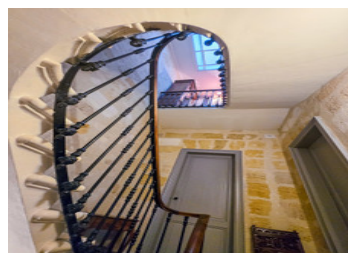


## Charming 6-Room Family Home – 177 sqm – Saint-Seurin District – Central Bordeaux



## INFORMATION

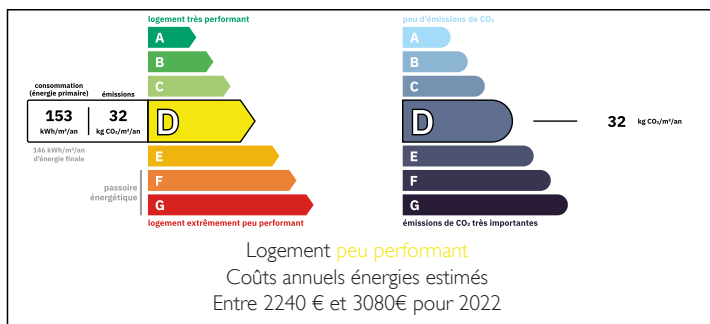
Town:	Bordeaux
Department:	Gironde
Bed:	4
Bath:	3
Floor:	167 m2
Plot Size:	95 m2



## IN BRIEF

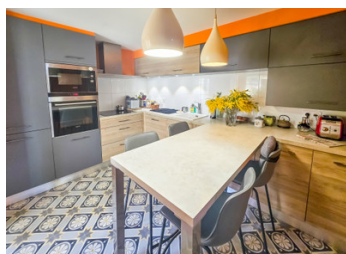
In the heart of Bordeaux's historic center, discover this beautiful 6-room family home with 177 sqm of floor space, located in the prestigious Saint-Seurin neighborhood. Full of authentic charm — original tiles, moldings, exposed stone — and set on a quiet street, this rare property is perfect for families looking for space and heritage in the city center.

## 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

Leggett International presents this stunning 6-room townhouse ideally situated in Saint-Seurin, one of Bordeaux's most desirable districts. Nestled in a peaceful street near the historic heart of the city, this residence combines authentic charm with practical family living.

Featuring 177 sqm of total floor area, the home has been carefully maintained and retains its original architectural features: stone walls, period tiles, ceiling moldings...

On the ground floor, a welcoming entrance hall leads to:

Two elegant reception rooms / dining areas

A fully equipped separate kitchen

A WC

An outdoor space ideal for dining or relaxing

The beautiful stone staircase takes you to the first floor, which includes:

Two spacious and bright bedrooms

One bedroom or home office

A large family bathroom

The second and top floor offers:

Two additional bedrooms

A bathroom

A separate WC

The property also benefits from a 50 sqm basement, comprising several storage rooms, ideal for a cellar, laundry room, or technical space.

## LOCAL TAXES

Taxe foncière: 2492 EUR

Taxe habitation: EUR

## NOTES