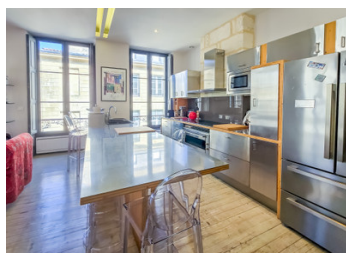


Stunning 3-Bedroom Apartment – 2nd Floor – Bordeaux City Center (Rue Judaïque)



INFORMATION

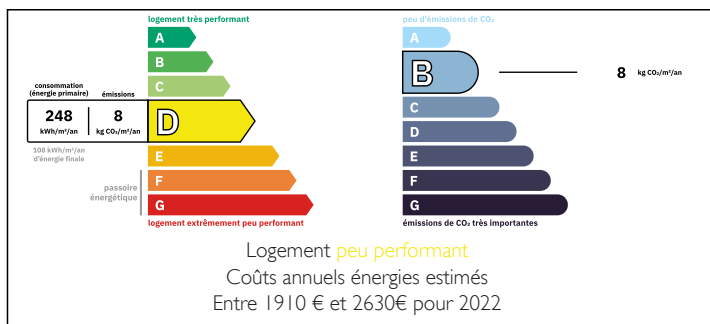
Town:	Bordeaux
Department:	Gironde
Bed:	3
Bath:	1
Floor:	100 m2
Plot Size:	0 m2



IN BRIEF

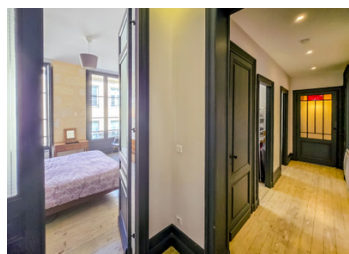
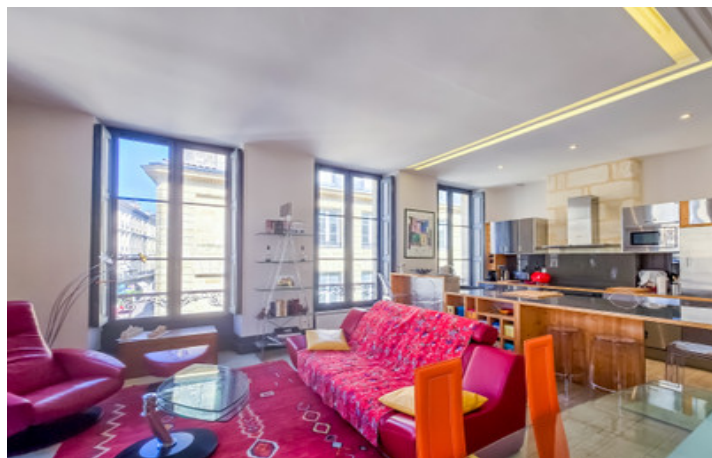
Just steps from Place Gambetta, this beautiful 100 sqm apartment is set in a classic Bordeaux stone building. Fully renovated with taste and style, it offers generous volumes, exceptional light, and a prime central location. Sold vacant, ideal as a main residence or premium investment property.

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

Ideally located on Rue Judaïque in central Bordeaux, a few meters from Place Gambetta, this splendid 100 sqm apartment sits on the 2nd floor of a beautiful stone building of around ten units.

Renovated with elegance and attention to detail, the apartment boasts generous proportions, a dual aspect, and abundant natural light.

It features a welcoming entrance hall that opens into a bright and spacious living room with a fully equipped open kitchen, illuminated by five large double-glazed windows.

The hallway leads to three comfortable bedrooms, a large bathroom with shower, bathtub, and WC, plus a second separate WC and a storage/dressing room.

LOCAL TAXES

Taxe foncière: 1842 EUR

Taxe habitation: EUR

Sold unoccupied. Furniture available as an option. A rare opportunity combining the charm of period architecture with modern comfort, in one of the city's most sought-after districts.

Co-owned building of 13 units
Provisional annual charges: 1604€

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

NOTES