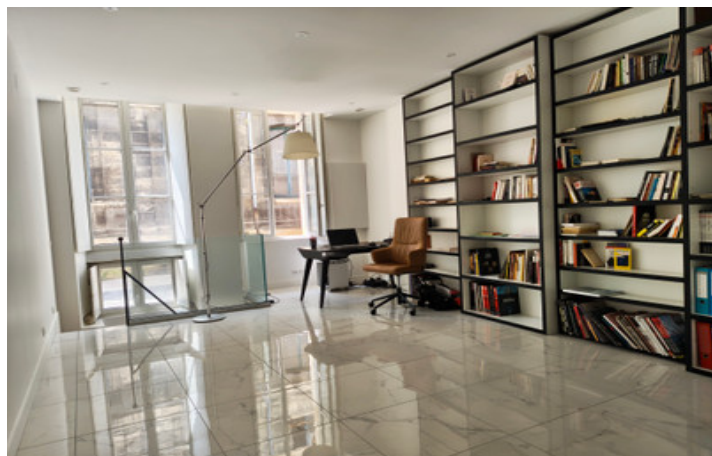
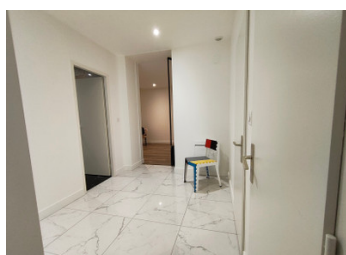
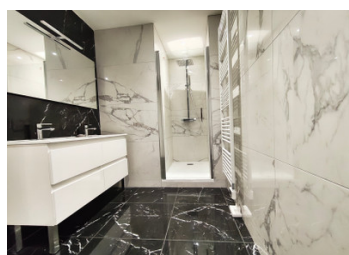
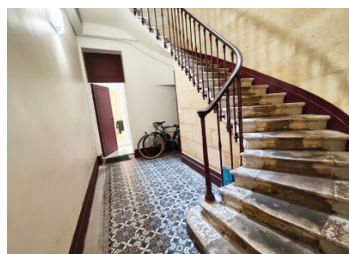


Apartment in Bordeaux center with massive upside professional potential.



INFORMATION

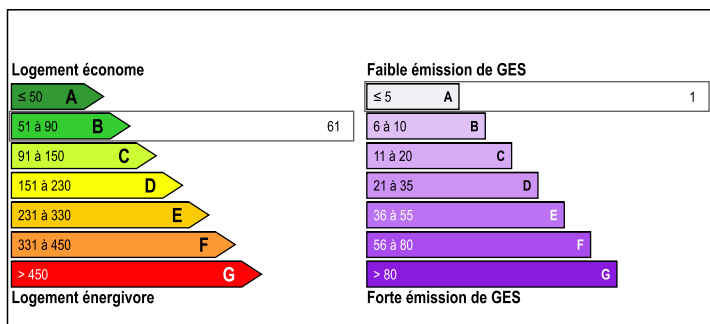
Town:	Bordeaux
Department:	Gironde
Bed:	2
Bath:	1
Floor:	107.2 m2
Plot Size:	0 m2



IN BRIEF

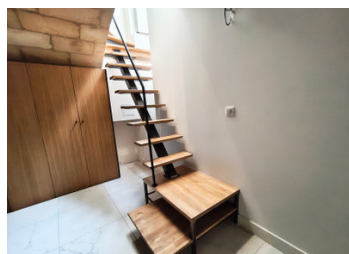
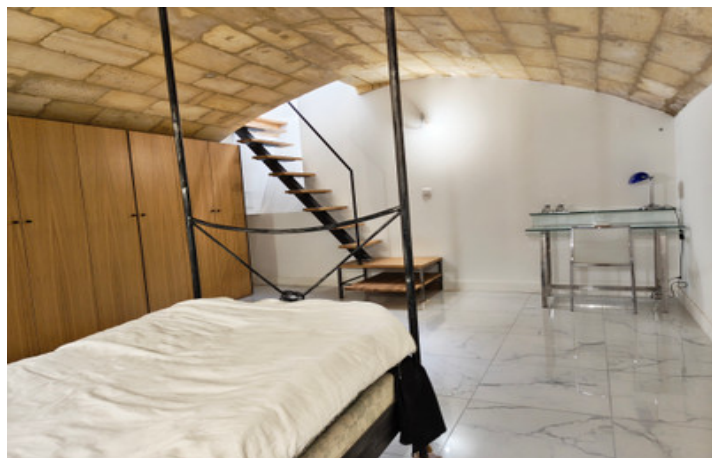
107 m² with 2 bedrooms, this property has a double opportunity for centrally-located private office vs primary residence vs. pied-à-terre or all of the above.

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

This property located in Bordeaux's city center and steps from the Hôtel de Ville, has been freshly renovated. 2 bedrooms, spacious bathroom, and large living and dining room as well as an eat-in open floor plan kitchen, provide an ideal live/work opportunity for a lawyer, architect, interior designer, or accounting firm.

Also, a great investment opportunity at just over 2000€/month to rent.

- Hausmann-style building
- Cut stone facade
- Recently renovated common areas
- Tiled floors
- RJ45 sockets
- Electric heating
- Intercom
- Fiber-optic connection
- Renovated
- Open space
- Open floor plan Kitchen
- Private separate toilet

LOCAL TAXES

Taxe habitation: EUR

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

NOTES