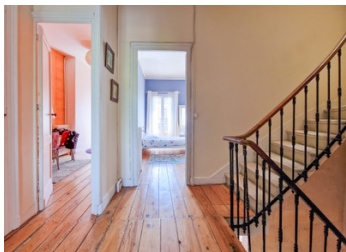
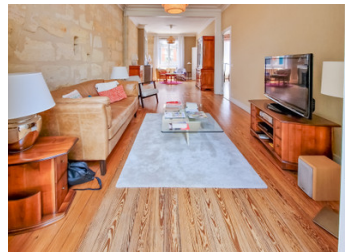


MAGNIFICENT BOURGEOISE HOUSE - 3 LEVELS - BORDEAUX / SAINT-SEURIN - 200 m² - GARDEN AND TERRACE



INFORMATION

| | |
|-------------|--------------------|
| Town: | Bordeaux |
| Department: | Gironde |
| Bed: | 6 |
| Bath: | 3 |
| Floor: | 200 m ² |
| Plot Size: | 170 m ² |

IN BRIEF

Located in the sought-after Saint-Seurin district, this elegant stone house offers 200 m² over three levels with six bedrooms, a garden, and a terrace.

It features classic Bordeaux charm: solid wood floors, high ceilings, and a stone staircase.

The ground floor includes a spacious entrance, bright double living room, veranda, and a separate fully equipped kitchen with direct access to a private, no overlooked garden. The first floor offers three bedrooms, including a master with en-suite, a separate bathroom, and a walk-in wardrobe.

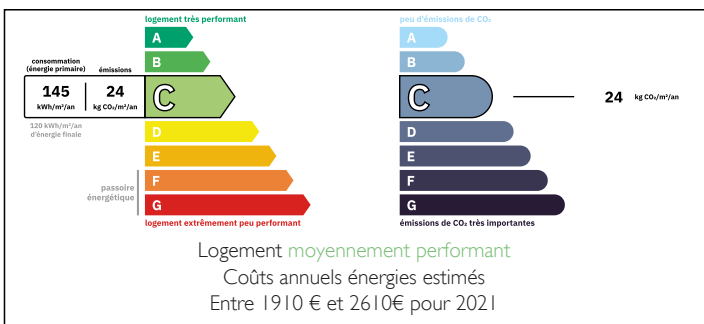
The second floor has three more bedrooms and a shower room.

Attic space can be converted, and a large cellar adds storage.

Ideally located near top schools: Bordeaux International School, Assomption, St Gabriel, Camille Jullian, Grand Lebrun, and Tivoli.

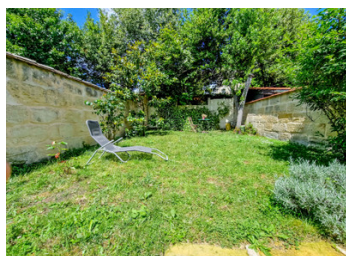
Garage rental nearby available for €95/month.

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

Contact us for more information, additional photos, floor plans, and videos.

Viewings available on weekdays, evenings, and weekends. Virtual tours also available.

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

LOCAL TAXES

Taxe foncière: 3172 EUR

Taxe habitation: EUR

NOTES