

## Bordeaux – Saint Bruno / Judaïque Charming 176 m Stone Townhouse with Private Courtyard and Cellar



### INFORMATION

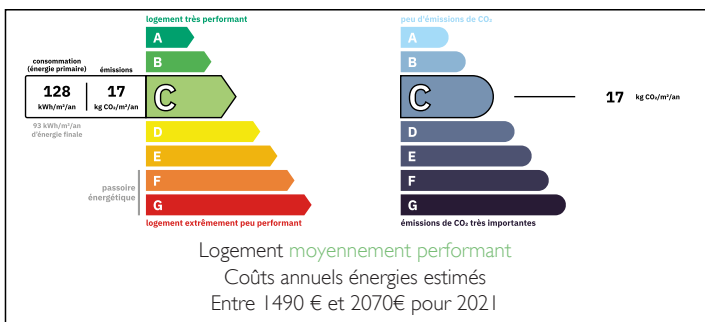
Town:	Bordeaux
Department:	Gironde
Bed:	3
Bath:	2
Floor:	176 m2
Plot Size:	155 m2



### IN BRIEF

Located in the highly sought-after Saint Bruno / Judaïque district of Bordeaux, this elegant 176 m<sup>2</sup> stone townhouse combines historic charm with modern comfort. Set on a quiet street, the home offers generous volumes and a private courtyard with no overlooking neighbors. The main level features a bright living room, a dining area, and a fully equipped independent kitchen that opens directly onto the peaceful courtyard—ideal for outdoor dining or relaxing. A laundry room, guest WC, and a spacious bedroom with an en-suite bathroom (bathtub and walk-in shower) complete this level. On the lower garden floor, you'll find two additional bedrooms with built-in wardrobes, a large office or potential fourth bedroom, a modern shower room with WC, and access to a cellar for storage. An underground parking space is available just steps away. Ideally located near top-rated schools...

### 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

Further photos, videos, and additional information are available upon request.

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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: 1283 EUR

Taxe habitation: EUR

## NOTES