

Apartment with panoramic views over Bordeaux's quayside

EXCLUSIVE



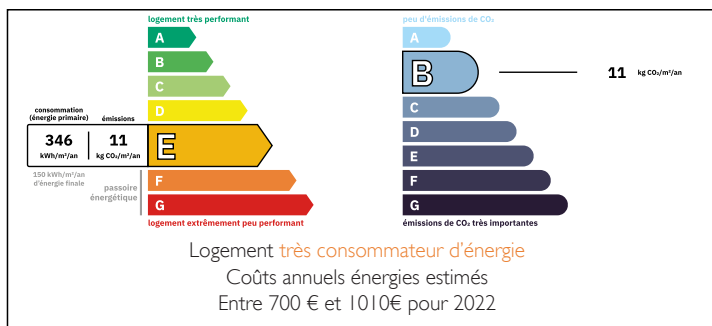
INFORMATION

Town:	Bordeaux
Department:	Gironde
Bed:	0
Bath:	1
Floor:	30 m2
Plot Size:	0 m2

IN BRIEF

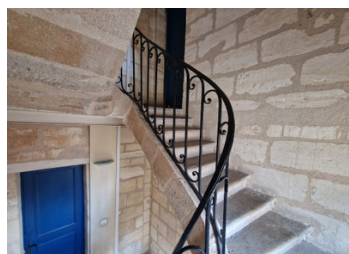
This apartment offers stunning views across Bordeaux's quayside. Ideally, located on Quai Richelieu between the Place de la Bourse and Cours Alsace Lorraine, the historic center of Bordeaux is on your doorstep. Whilst the main living space to the East, overlooks the Garonne river, the kitchen to the West has views over the roofs of Bordeaux. This bright studio apartment located on the 4th floor of a well maintained stone building has generous ceiling height. The apartment is sold with attic space on the floor above that can be turned into additional living space.

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 dual aspect apartment has spectacular views over the Garonne river in the heart of Bordeaux. To the East, the 16m² living space overlooks the quayside from the Chartrons to the Pont de Pierre. To the West, the 4m² kitchen has a large window looking onto the roofs of Bordeaux. This bright apartment also has generous ceiling height throughout.

The apartment has 25m² of living space but is sold together with attic space above the apartment. The attic space has +/- 5m² carrez and more space below 1m80 ceiling height. A cathedral living room and / or a mezzanine could link the attic to the main living space.

The apartment is located on the 4th and last floor of a historic stone building on Quai Richelieu. There are no neighbours above. There are 6 apartments in the building which is managed by a professional agency. The pretty stone staircase goes all the way up to the attic.

Located in the heart of Bordeaux, you can walk to all the major sites. The tramlines A, C et D are next to the apartment giving quick access to the train station and airport.

Co-owned building of 7 units
Provisional annual charges: 1000€

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

LOCAL TAXES

Taxe foncière: **840 EUR**

Taxe habitation: **EUR**

NOTES