



Ref: A41065GM33

Price: 761 250 EUR

agency fees included: 5 % TTC to be paid by the buyer (725 000 EUR without fees)

Bordeaux/ Fondaudége - Charming Architect-Renovated Apartment with Peaceful Garden 118 m2







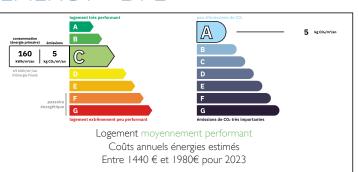








ENERGY - DPE



INFORMATION

Town: Bordeaux

Department: Gironde

Bed: 3

Bath: 2

Floor: I 18 m2

Outside Space: 40 m2

IN BRIEF

Set in a quiet environment, this apartment beautifully combines the charm of period features with the comfort of modern living. Fully renovated by an architect using high-quality materials, it offers refined finishes and a warm, elegant atmosphere.

Original character details include wooden parquet flooring, decorative cement tiles, exposed stone walls, and a feature fireplace.

The bespoke open-plan kitchen, fully fitted and equipped, flows seamlessly into a bright living area that opens onto a peaceful garden and terrace of approximately 40 m² — a true haven of tranquility.

The night area comprises two children's bedrooms, a study, a bathroom with both bathtub and shower, and a master suite with its own private shower room.

Additional features include air conditioning and

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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.



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LOCAL TAXES

Taxe foncière: 1921 EUR

Taxe habitation: EUR

DESCRIPTION

For more information, please contact us. Viewings can be arranged during the day, in the evening, or on weekends.

Co-owned building of 3 units Provisional annual charges: 1416€

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

NOTES