

Bordeaux - Charming One-Bedroom Apartment in the Historic Center



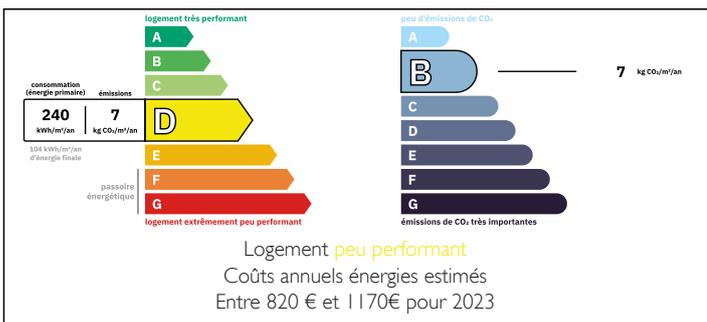
INFORMATION

Town:	Bordeaux
Department:	Gironde
Bed:	1
Bath:	1
Floor:	42 m ²
Plot Size:	0 m ²

IN BRIEF

Stylish 42 m² one-bedroom apartment in the historic center of Bordeaux, set on the first floor of a charming stone building. Fully updated and move-in ready, it offers a quiet bedroom facing an interior courtyard with en-suite bathroom, separate WC, ample storage, and a bright living area with an equipped open kitchen. Double-glazed windows ensure excellent sound insulation. Recently repainted, with a modern shower room and unique half-moon windows. Bicycle parking available on the landing. Ideally located near tram lines A, C, and D, providing quick access to the train station and airport, while shops, the riverfront, and all city-center amenities are just a short walk away.

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

Located between two of the city's most iconic landmarks, this 42 m² one-bedroom apartment offers an ideal setting for enjoying life in the heart of old Bordeaux. Set on the first floor of a traditional stone building, the property combines historic charm with modern comfort and requires no renovation—move in and enjoy immediately.

The layout includes a quiet bedroom overlooking an interior courtyard, complete with an en-suite bathroom. Separate WC, generous built-in storage, and a bright living area with a fully equipped open kitchen (integrated oven and induction hob) enhance everyday convenience. Double-glazed windows ensure excellent sound insulation, especially at night.

Recently refreshed with new paint in the kitchen and living areas, the home also features an inviting bathroom with a shower and distinctive half-moon windows that add character to the space.

Additional perks include the possibility of parking a bicycle on the landing.

Ideally situated just steps from tram lines A, C, and D, the apartment allows quick access to the main train station (approximately 10 minutes) and the airport (around 35 minutes). Shops, restaurants, the riverfront, and all central amenities are within easy reach, all while being tucked away on a peaceful street.

Co-owned building of 6 units
Provisional annual charges: 1068€

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

LOCAL TAXES

Taxe foncière:	1 103 EUR
Taxe habitation:	EUR

NOTES