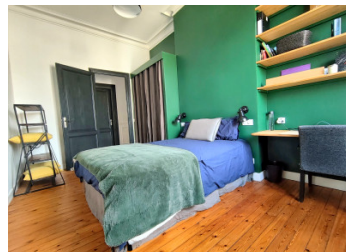


## Renovated Top-Floor 3-bedroom Apartment with Parking – Bordeaux Fondaudège



## INFORMATION

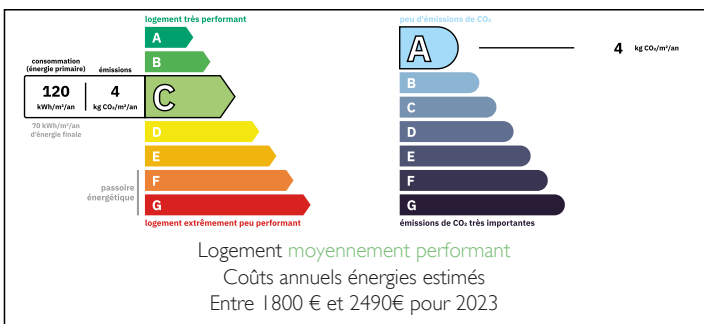
Town:	Bordeaux
Department:	Gironde
Bed:	3
Bath:	3
Floor:	164 m <sup>2</sup>
Plot Size:	0 m <sup>2</sup>



## IN BRIEF

Renovated top-floor apartment located in a beautiful stone building in the highly sought-after Fondaudège district. Offering 180 m<sup>2</sup> of total floor space (164 m<sup>2</sup> Carrez), the property features a bright living room with adjacent formal dining room, three bedrooms, three shower rooms, a walk-in closet, a laundry room, and a home office that may serve as a fourth bedroom. High-end finishes include restored hardwood floors, high ceilings, a pellet stove, and a bespoke kitchen with professional-grade appliances. A dry 18 m<sup>2</sup> cellar and a secure parking space complete the property. Small 7-unit condominium with low HOA fees; new roof (2024). West- and south-facing, no overlooking neighbors. Turnkey and rarely available.

## 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

An exceptional opportunity for investors or families seeking a primary residence in the highly desirable Fondaudège district. Ideally located just steps from the shops and amenities of Barrière du Médoc, renowned schools (Assomption, Saint-Joseph de Tivoli), Parc Bordelais, and Tram D, this elegant apartment perfectly blends Bordeaux's historic charm with high-end contemporary finishes.

Occupying the second and top floor of a handsome stone building, the apartment offers 180m<sup>2</sup> of total floor space (164m<sup>2</sup> Carrez). The light-filled layout features a refined through-living room, three generous bedrooms, three sleek shower rooms, a walk-in closet, and a dedicated laundry room. A home office—or optional fourth bedroom—is accessed via an internal staircase.

Period features have been carefully preserved, including restored hardwood floors, impressive ceiling height, and a pellet stove, while the bespoke kitchen is fully equipped with professional-grade appliances.

A large, dry 18m<sup>2</sup> cellar and a secure parking space complete this rare offering. The apartment is part of an intimate, well-maintained seven-unit condominium with low HOA fees and no ongoing legal proceedings. The roof was fully replaced and insulated in spring 2024. West- and south-facing exposures ensure abundant natural light with no overlooking neighbors.

A turnkey property, ready for immediate occupancy. A rare offering—early viewing highly recommended.

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

## NOTES