

## Bordeaux – Grand Théâtre Area - Spacious 3-bedroom A Rare Opportunity to Create a Residential Masterpiece



## INFORMATION

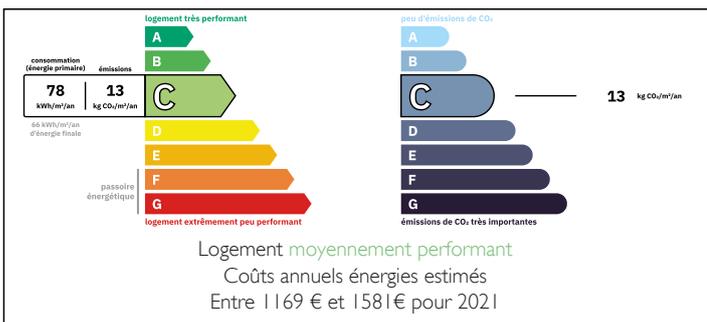
Town:	Bordeaux
Department:	Gironde
Bed:	3
Bath:	2
Floor:	145 m2
Outside Space:	6 m2



## IN BRIEF

Live the Bordeaux dream steps from the Grand Théâtre. Filled with incredible natural light, this apartment offers a rare chance to craft a home that reflects your style. Imagine a bright open-plan living space, three comfortable bedrooms, and sublime views over the city's elegant architecture. Volumes, charm, and location come together to create the perfect backdrop for refined city living. A unique opportunity to design a truly special residence in one of Bordeaux's most coveted neighborhoods.

## 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

In one of Bordeaux's most prestigious locations near the Grand Théâtre, this character-filled apartment offers a unique opportunity to design an exceptional residence tailored to your vision.

Bathed in remarkable natural light thanks to its large windows and dual exposure, the space enjoys a bright, uplifting atmosphere throughout the day. The current layout offers three beautiful bedrooms and a generous open-plan living area ideal for modern living and entertaining.

Charming architectural details, impressive volumes, and lovely outlooks from the balcony over the surrounding cityscape create a refined and inspiring setting. The property invites a thoughtful redesign to transform it into a truly outstanding home blending historic charm with contemporary style.

A rare canvas in a prime location, offering sublime views and unlimited potential to craft a one-of-a-kind residence in the heart of Bordeaux.

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Co-owned building of 5 units  
Provisional annual charges: 5200€

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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: 2600 EUR**

**Taxe habitation: EUR**

## NOTES