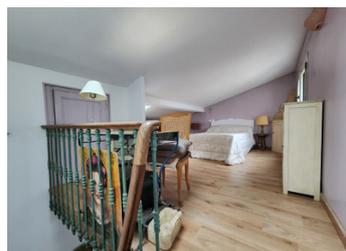
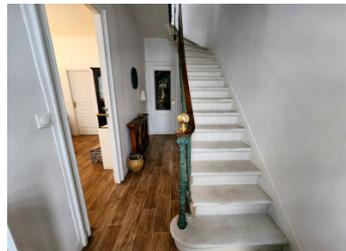


## Charming 3-Level Stone House – 83 m – Bordeaux Gambetta



## INFORMATION

Town:	Bordeaux
Department:	Gironde
Bed:	2
Bath:	2
Floor:	83 m <sup>2</sup>
Plot Size:	0 m <sup>2</sup>



## IN BRIEF

### Description

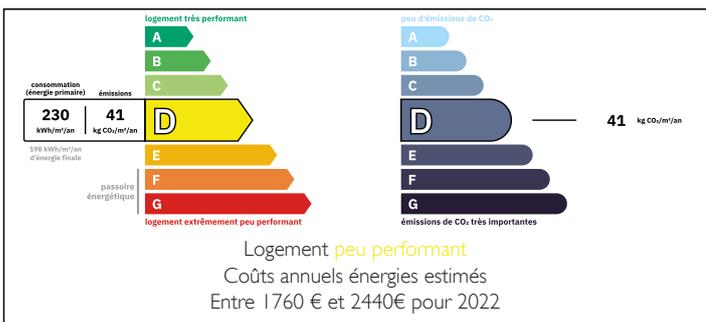
Charming stone townhouse ideally located in the heart of Bordeaux, just steps from Place Gambetta. The property offers approximately 83 m<sup>2</sup> of living space arranged over three levels.

On the ground floor, you will find an attractive entrance hallway with a traditional staircase, a spacious room that can be used as a living room or office, and a modern shower room with WC, recently installed.

On the first floor, the main living area benefits from excellent natural light and opens onto a continuous balcony. The adjoining kitchen also has access to the balcony. A small bedroom completes this level.

The second floor features a renovated attic space, now transformed into a charming independent sleeping area with a laundry space and washbasin. Additional features include a cellar, gas heating, double-glazed windows, balcony, and character features throughout.

## 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

Viewings are available during the day, evenings, and weekends. Please do not hesitate to contact me for further information.

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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: 1800 EUR

Taxe habitation: EUR

## NOTES