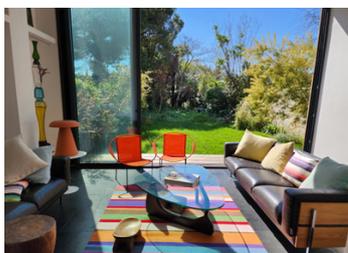


Magnificent Architect-Designed 320 m Bordeaux Townhouse with Garden, Terraces and Exceptional Volumes



INFORMATION

Town:	Talence
Department:	Gironde
Bed:	5
Bath:	3
Floor:	320 m2
Plot Size:	445 m2



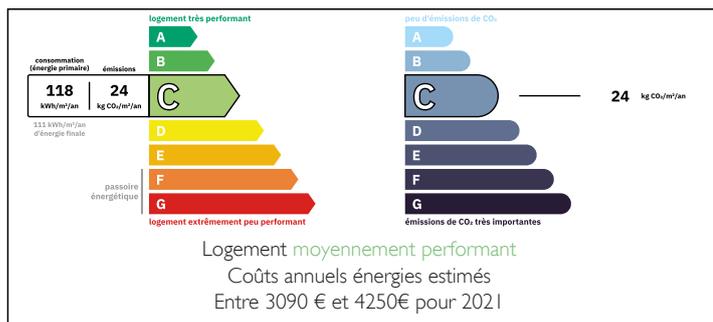
IN BRIEF

The ground floor features magnificent reception spaces including a triple through-living room opening directly onto the garden, creating a bright and welcoming environment ideal for entertaining. A spacious kitchen with dining area and extensive built-in storage completes this level.

The first floor accommodates four large bedrooms, two of which open onto a terrace overlooking the garden. This level also includes three bathrooms and numerous built-in wardrobes, offering comfort and functionality for family living.

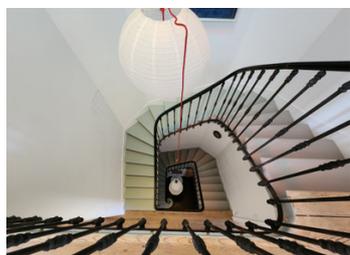
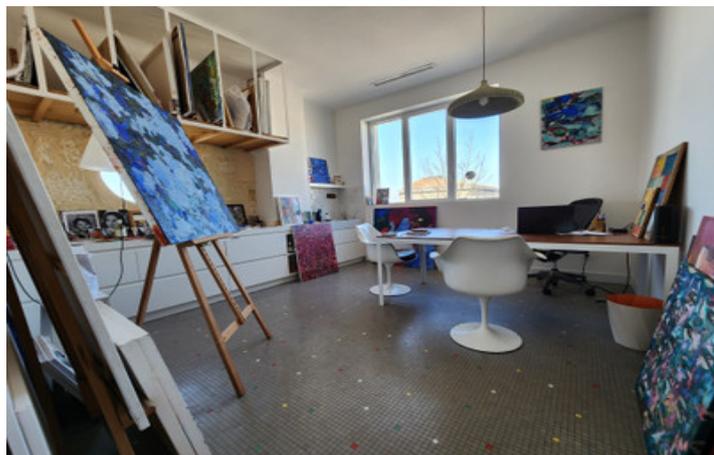
The second floor is dedicated to a beautiful parental suite featuring a bedroom opening onto a south-facing terrace, a private bathroom and a dressing room. This level also includes a large office or studio as well as an additional versatile room that can serve as a bedroom, playroom or leisure space.

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

On the immediate border of Bordeaux, this remarkable family residence offers an exceptional lifestyle combining architectural elegance, generous volumes and an intimate landscaped garden. Fully redesigned and renovated by an architect, the property now presents 320 m² of beautifully appointed living space set within a 445 m² plot, offering a rare blend of classic Bordeaux character and contemporary comfort.

From the moment one enters the home, the impression is striking. The scale of the spaces, the remarkable ceiling heights and the natural light that flows throughout the house immediately convey a sense of refinement and serenity. Carefully preserved architectural details such as period mouldings, elegant fireplaces and the noble stone staircase echo the timeless charm of Bordeaux townhouses, while the renovation has introduced modern amenities including air conditioning and high-quality fittings throughout.

The ground floor is devoted to reception and entertaining spaces designed for both everyday living and elegant gatherings. A magnificent triple reception room stretches across the width of the house, creating a superb sequence of light-filled salons with a fluid circulation between them. Large openings allow the rooms to benefit from beautiful natural light throughout the day and provide direct views over the garden. The preserved fireplaces and decorative mouldings lend an atmosphere of classic refinement while maintaining a warm and welcoming environment.

Extending from these reception spaces, the house opens onto a magnificent landscaped garden facing due south. Perfectly private and not overlooked, this outdoor space is both peaceful and generous, offering a...

LOCAL TAXES

Taxe foncière: **4300 EUR**

NOTES