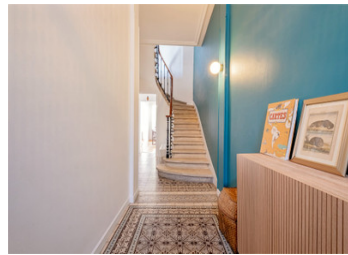


Stone Townhouse – 175 m – Bordeaux Barrière Judaique – 4 Bedrooms, Garage & Terrace



INFORMATION

Town:	Bordeaux
Department:	Gironde
Bed:	4
Bath:	2
Floor:	176 m ²
Plot Size:	165 m ²



IN BRIEF

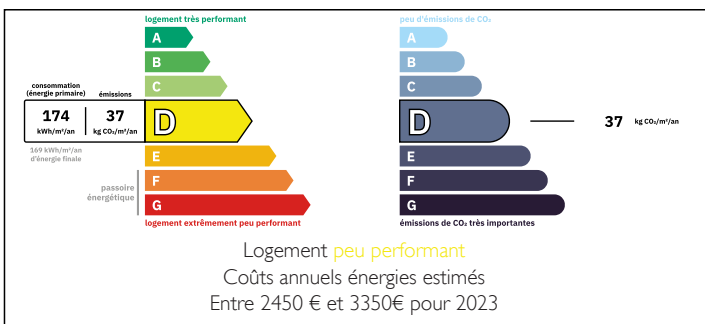
LEGGETT & HAMPTONS are pleased to present this elegant 175 m² family stone home in the sought-after Barrière Judaique district. Offering a refined blend of period charm and modern comfort, the property requires no works.

The ground floor features a bright living area with exposed stone walls, opening onto a private south-west facing terrace. A fully equipped open-plan kitchen integrates seamlessly. A 25 m² garage and 40 m² cellar complete this level.

Upstairs, there are four bedrooms, two dressing rooms, a bathroom, a shower room, and separate WC. High ceilings and original features enhance its character.

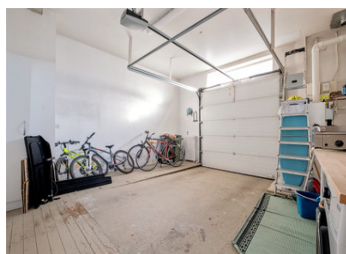
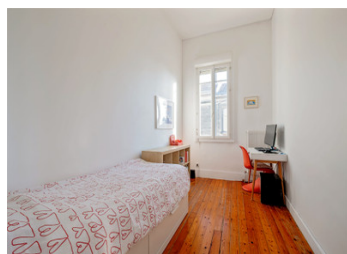
Further benefits include double and triple glazing, electric shutters, gas heating, and fibre internet. Ideally located near Bordeaux International School

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

For further information or to arrange a viewing, please do not hesitate to contact us.

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

LOCAL TAXES

Taxe foncière: 4143 EUR

Taxe habitation: EUR

NOTES