

## Townhouse Over 3 Levels in the Heart of Historic Bordeaux – 260 m<sup>2</sup> of Floor Area



## INFORMATION

Town:	Bordeaux
Department:	Gironde
Bed:	4
Bath:	1
Floor:	170 m <sup>2</sup>
Plot Size:	119 m <sup>2</sup>



## IN BRIEF

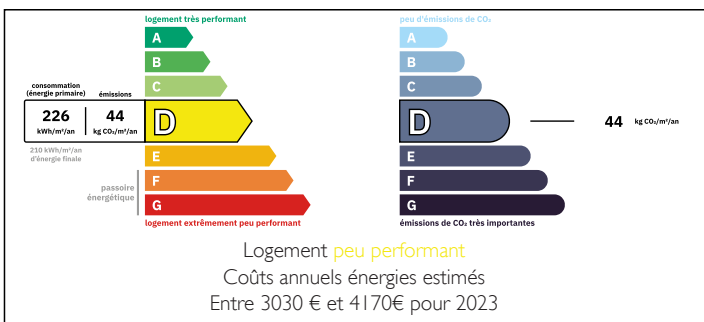
Located on a charming street in the heart of historic Bordeaux, this townhouse extends over three levels and offers approximately 260 m<sup>2</sup> of floor area.

The ground floor comprises an entrance hall and two large spaces currently used as a music studio and workshop, representing more than 90 m<sup>2</sup> of floor space ( offering many possible uses).

The first floor forms the heart of the home, featuring a spacious living room, a separate lounge, an independent kitchen, a WC, and an attractive central courtyard that brings natural light throughout the property.

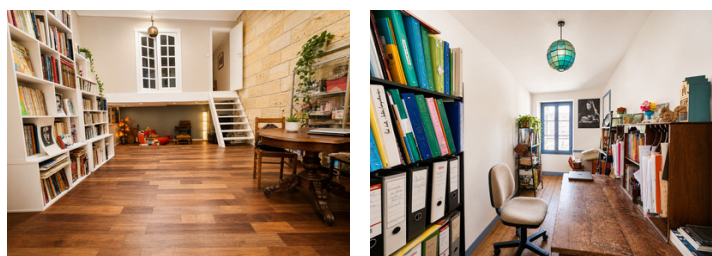
The upper floor provides three bedrooms, a study, a family bathroom, a dressing room and circulation areas. A mezzanine level completes the accommodation.

## 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.



## LOCAL TAXES

**Taxe foncière: 2487 EUR**

## NOTES

## DESCRIPTION

Located on a charming street in the heart of historic Bordeaux, this stone townhouse extends over three levels and offers a rare combination of family living accommodation and highly versatile ancillary space. With approximately 260 m<sup>2</sup> of floor area, it presents outstanding potential for a variety of residential or professional projects.

The ground floor comprises an entrance hall and two substantial spaces currently arranged as a music studio and workshop. Representing over 90 m<sup>2</sup> of floor space, these generous volumes offer exceptional flexibility and could accommodate a wide range of uses, including an artist's studio, offices, creative workspace, gym, storage area or professional activity, subject to any necessary permissions.

The first floor forms the heart of the home, featuring a spacious living room, a separate lounge, an independent kitchen, a WC and an attractive central courtyard that brings natural light and character to the property.

The upper floor provides the sleeping accommodation, including three bedrooms, a study, a family bathroom, a dressing room and circulation areas. Above, a mezzanine level offers additional space suitable as a reading area, home office or storage space.

The house has retained many original features, including period wooden floors, traditional joinery and an elegant staircase. Its attractive stone façade, enhanced by climbing plants, blends perfectly with the historic character of the surrounding streetscape.

A rare property full of potential, offering generous volumes, authentic charm and remarkable versatility in one of Bordeaux's most sought-after central locations. The combination of comfortable family accommodation and adaptable ground-floor...