

Stunning Renovated Apartment with Terrace Near Place Pey-Berland 82 m2 35 m2 terrace without vis a vis.

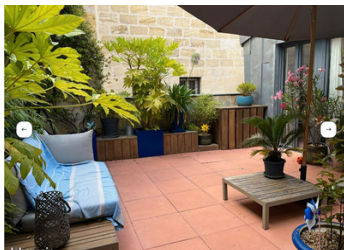


INFORMATION

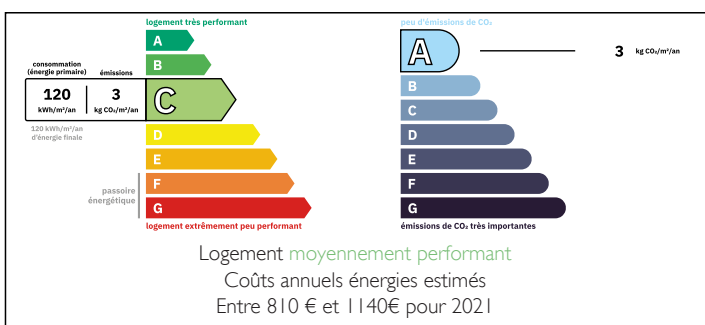
Town:	Bordeaux
Department:	Gironde
Bed:	2
Bath:	2
Floor:	82 m2
Outside Space:	35 m2

IN BRIEF

Located in the heart of Bordeaux, this elegant 3-room apartment offers 82 m² of meticulously designed living space and a rare 35 m² south-facing terrace. Fully renovated in 2019, the property blends historic charm with contemporary luxury, from its cathedral ceilings and bioethanol fireplace to the high-end designer kitchen and bathrooms. Ideally situated near Place Pey-Berland, it boasts proximity to shops, schools, tram lines A and B, and public parking.

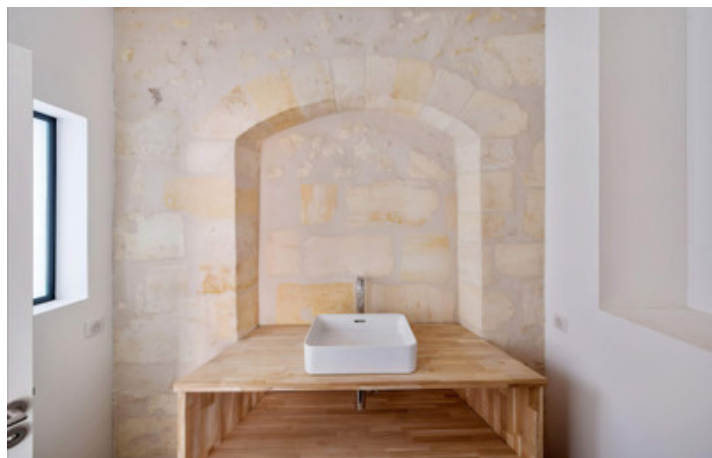


ENERGY - DPE



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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

This elegant and rare 3-room apartment is situated on the third floor of a charming Bordeaux building, fully renovated in 2018 and redesigned by the esteemed architectural firm Atelier MAB in late 2019. Offering 82 m² of stylish living space, the property is under a 10-year warranty and features a stunning 35 m² south-facing terrace adorned with Gironde tiles, ideal for enjoying sunny Bordeaux days.

Upon entering, you are welcomed into a spacious 45 m² open-plan living area bathed in natural light. The cathedral ceilings create an airy atmosphere, complemented by a sleek bioethanol fireplace and premium parquet flooring. The kitchen, crafted by a designer, boasts Corian countertops and top-tier appliances, including an Elica induction cooktop with an integrated extractor hood, a built-in dishwasher, oven, and refrigerator-freezer.

The master suite is a true sanctuary, featuring an Italian shower and a bespoke double-sink vanity. The secondary room is versatile, suitable as a guest bedroom or home office. Additional amenities include a separate bathroom, a new walk-in closet, a laundry room, and a separate toilet. For year-round comfort, the apartment is equipped with LG reversible air conditioning and unused Atlantic-brand electric inertia radiators.

Situated in Bordeaux's hyper-center, the apartment enjoys a prestigious location near Cours Alsace Lorraine, Rue de Cheverus, and Rue du Loup. Residents have immediate access to a vibrant array of shops, schools, and public transport via tram lines A and B. Convenient public parking with resident subscription options is also available nearby.

This apartment is an exceptional...

LOCAL TAXES

Taxe foncière: 1595 EUR

Taxe habitation: EUR

NOTES