

## Elegant Renovated Apartment in a Historic Stone Building – Jardin Public, Bordeaux 120 m2 3 chambre.



## INFORMATION

Town:	Bordeaux
Department:	Gironde
Bed:	3
Bath:	2
Floor:	120 m2
Outside Space:	6 m2

## IN BRIEF

Located in the heart of Bordeaux, just steps from Jardin Public, this exceptional apartment combines elegance and comfort in a magnificent historic stone building.

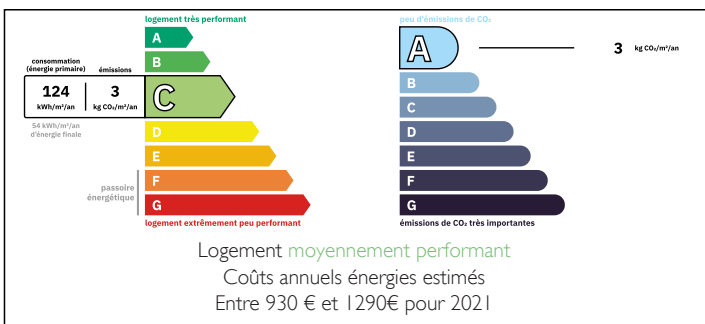
Situated on the 2nd floor, this 120 m<sup>2</sup> property captivates with its authentic character and high-end features. Original wooden flooring, impressive 3.5-meter ceilings, and large glass doors enhance the sense of space and refinement. The bright and spacious 50 m<sup>2</sup> living area includes an open-plan kitchen and lounge, creating the perfect setting for entertaining.

The apartment offers five rooms including bedrooms, including a stunning master suite with a dressing room, private bathroom and shower.

Facade and common areas renovated, apartment completely refurbished to offer modern comfort and style.

A rare find in one of Bordeaux's most sought-after neighborhoods, blending historic charm with

## 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

Dont hesitate to contact for further information , visits possible days, evenings and weekends.

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Co-owned building of 4 units  
Provisional annual charges: 1487€

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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: **864 EUR**

Taxe habitation: **EUR**

## NOTES