

## Elegant Bourgeois Apartment T3 Overlooking Hôtel de Ville – Bordeaux Centre 85 m2



## INFORMATION

Town:	Bordeaux
Department:	Gironde
Bed:	2
Bath:	1
Floor:	85 m2
Outside Space:	6 m2

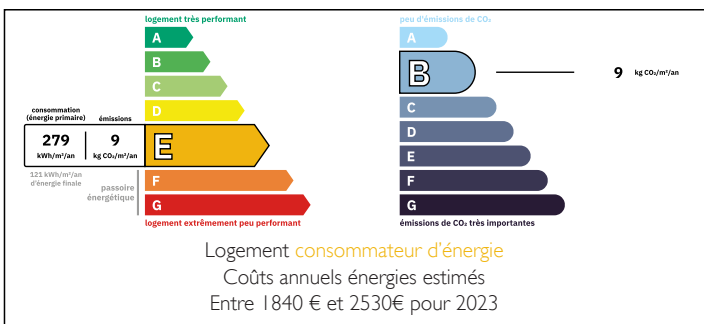
## IN BRIEF

Step into timeless elegance with this exceptional 85 m<sup>2</sup> apartment located on the 2nd floor of a prestigious building, right in the heart of Bordeaux, place Pey-Berland.

This T3 apartment offers classic Parisian charm and refined historical features: original wooden flooring, high ceilings, ornate mouldings, fireplaces, and beautifully preserved period details. The layout is bright, spacious, and thoughtfully designed for effortless flow and comfort.

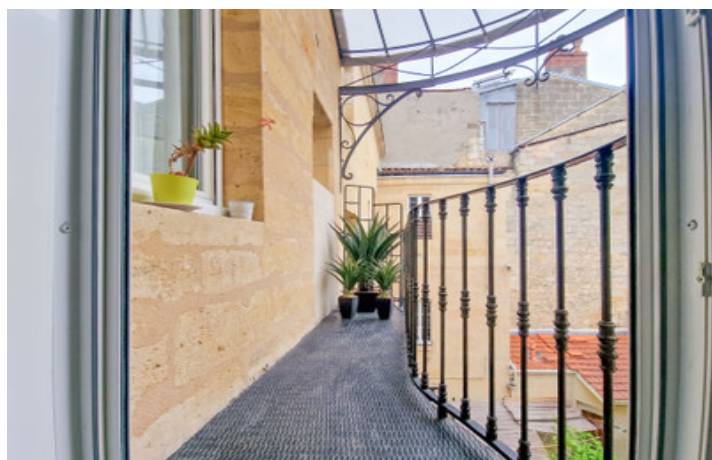
Enjoy stunning views over the Hôtel de Ville and cathédrale Saint-André, with direct access to the Hôtel de Ville tram stop, providing quick and easy connections throughout the city.

## 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 don't hesitate to get in touch.

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Co-owned building of 7 units  
Provisional annual charges: 1080€

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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: 1200 EUR**

**Taxe habitation: EUR**

## NOTES