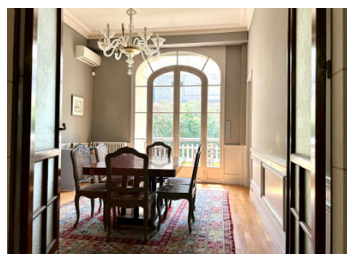


Elegant 400 m² 19th-Century Stone Residence – Bordeaux (Château Labottière / Jardin Public Area)



INFORMATION

Town:	Bordeaux
Department:	Gironde
Bed:	3
Bath:	3
Floor:	200 m ²
Plot Size:	597 m ²

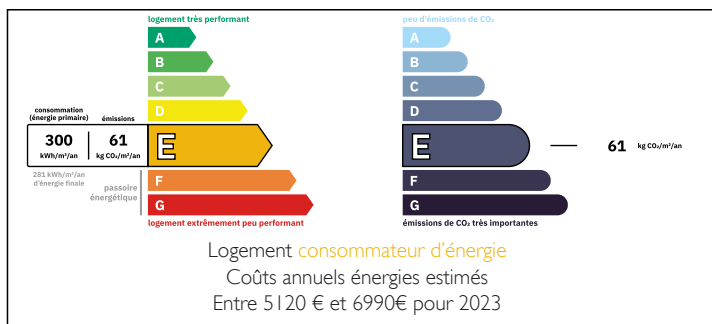


IN BRIEF

Elegant Stone Townhouse in Bordeaux (Château Labottière Area)

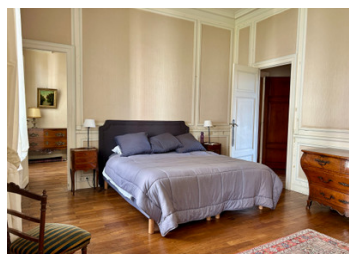
For sale: Refined 400 m² 19th-century townhouse in one of Bordeaux's most sought-after neighbourhoods, near Jardin Public and Barrière du Médoc. Featuring original period details, 3 en-suite bedrooms, grand reception rooms, a landscaped garden with pool potential, convertible attic (100 m²), basement, and double garage. Perfect for family living or a professional practice. Rare opportunity in central Bordeaux!

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

LEGGETT INTERNATIONAL REAL ESTATE is delighted to present this elegant 19th-century Maison de Maître, located in one of Bordeaux's most desirable districts—just moments from the Jardin Public, the Château Labottière, the Barrière du Médoc, and the tram D line.

This distinguished stone residence offers approximately 300 m² of living space, with an additional 100 m² of convertible attic space, on a 597 m² plot with a landscaped garden suitable for a swimming pool.

Key Features:

Prestigious & peaceful residential setting

Authentic period details preserved: parquet floors, fireplaces, moldings

Double aspect living rooms, dining area under glass roof

Separate kitchen, study, and guest WC

Beautiful garden and terrace — a true city oasis

3 en-suite bedrooms including a spacious primary suite with dressing room

Convertible attic space (100 m²) via miller's ladder

Large basement with utility room, wine cellar, storage, and potential guest room

Double garage, workshop, and porte cochère for bicycles

Ideal for family life or professional use (lawyer, doctor, notary)

Perfectly positioned near top schools, clinics, shops, and parks, this rare home offers both refined charm and urban convenience — a true gem in the heart

LOCAL TAXES

Taxe foncière: 4061 EUR

Taxe habitation: EUR

NOTES