

## Saint Augustin – Traditional Stone House, 185 m , 5 Bedrooms, Garden & Pool



## INFORMATION

|             |          |
|-------------|----------|
| Town:       | Bordeaux |
| Department: | Gironde  |
| Bed:        | 5        |
| Bath:       | 1        |
| Floor:      | 175 m2   |
| Plot Size:  | 200 m2   |

## IN BRIEF

Located in the sought-after Art Deco district, this charming double échoppe offers 185 m<sup>2</sup> of living space, combining authenticity and modern comfort.

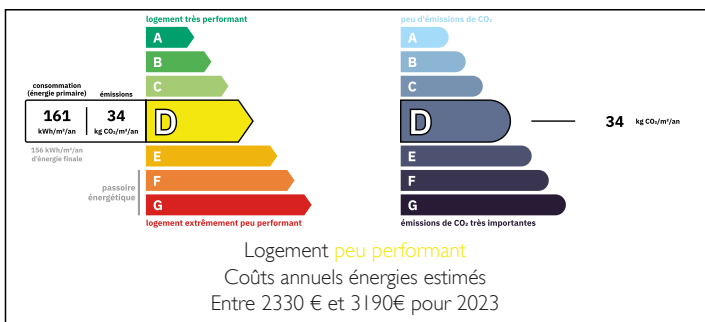
The entrance level features a spacious split-level living room opening onto a bright veranda with garden views, a fitted kitchen, two bedrooms, a bathroom, and a separate toilet.

On the lower level, you'll find a generous master suite with its own dressing room, a second large bedroom, and a practical utility room.

The top floor boasts a converted attic, providing an independent 30 m<sup>2</sup> bedroom—ideal for guests, teenagers, or a home office.

Outside, a private garden with a swimming pool offers the perfect retreat in the heart of 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

Don't hesitate to contact for further information, visits possible days, evenings and weekends.

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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: 1881 EUR

## NOTES