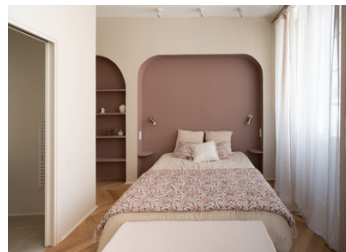


Bordeaux/ Fondaudège - Charming Architect-Renovated Apartment with Peaceful Garden | 18 m2



INFORMATION

Town:	Bordeaux
Department:	Gironde
Bed:	3
Bath:	2
Floor:	118 m2
Outside Space:	40 m2

IN BRIEF

Set in a quiet environment, this apartment beautifully combines the charm of period features with the comfort of modern living. Fully renovated by an architect using high-quality materials, it offers refined finishes and a warm, elegant atmosphere.

Original character details include wooden parquet flooring, decorative cement tiles, exposed stone walls, and a feature fireplace.

The bespoke open-plan kitchen, fully fitted and equipped, flows seamlessly into a bright living area that opens onto a peaceful garden and terrace of approximately 40 m² — a true haven of tranquility.

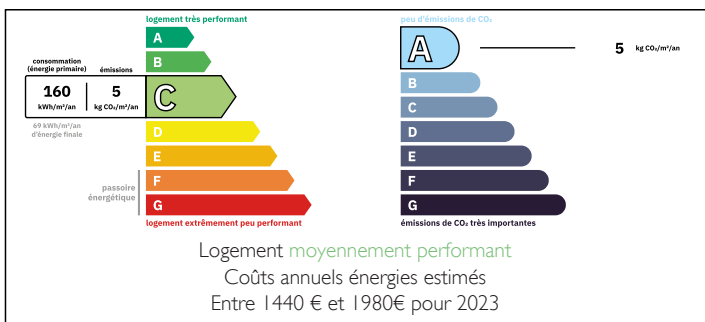
The night area comprises two children's bedrooms, a study, a bathroom with both bathtub and shower, and a master suite with its own private shower room.

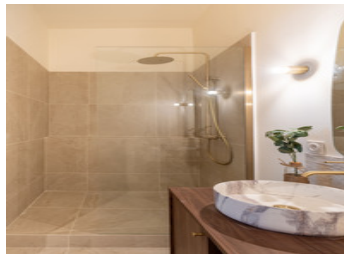
Additional features include air conditioning and

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.

ENERGY - DPE





DESCRIPTION

For more information, please contact us.

Viewings can be arranged during the day, in the evening, or on weekends.

Co-owned building of 3 units

Provisional annual charges: 1416€

Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

LOCAL TAXES

Taxe foncière: 1921 EUR

NOTES