

## Bordeaux Saint-Augustin – Character Stone Townhouse – 178 m – 2 Levels



## INFORMATION

Town:	Bordeaux
Department:	Gironde
Bed:	4
Bath:	2
Floor:	178 m <sup>2</sup>
Plot Size:	0 m <sup>2</sup>

## IN BRIEF

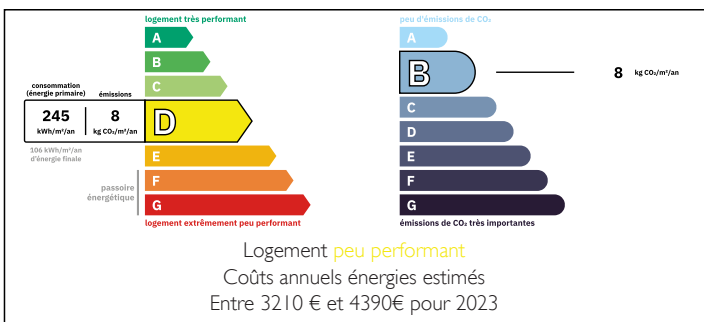
Leggett & Hamptons are pleased to present this elegant stone townhouse, ideally located in the sought-after Saint-Augustin district of Bordeaux.

Offering approximately 178 m<sup>2</sup> over two levels, the property has been fully renovated while preserving its original character, including high ceilings with cornices and ceiling roses, exposed stone walls, cement tiles, period parquet flooring, and exposed beams.

The ground floor provides a spacious entrance. The first floor features a bright living area with an open-plan kitchen and dining room, a library lounge, a versatile additional room, a study, and a large utility room.

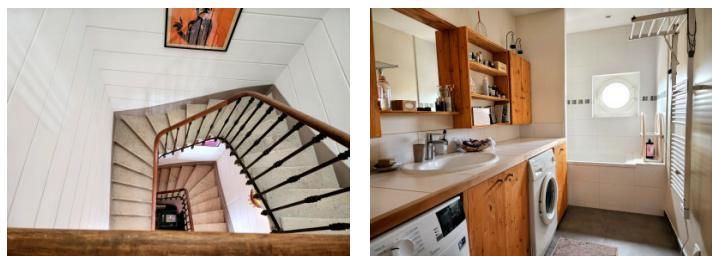
The second floor comprises a principal suite with shower room, three further bedrooms, and a bathroom. Each level benefits from separate WC

## 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.



## LOCAL TAXES

Taxe foncière:	2705 EUR
Taxe habitation:	EUR

## NOTES

## DESCRIPTION

Leggett & Hamptons are pleased to present this elegant stone townhouse, ideally located in the heart of the highly sought-after Saint-Augustin district of Bordeaux.

Dating from the early 20th century, the property offers approximately 178 m<sup>2</sup> of living space arranged over two levels. It has been carefully renovated throughout, retaining many original features that enhance its charm and character, including high ceilings with decorative cornices and ceiling roses, exposed stone walls, cement tiles, period parquet flooring, and exposed beams.

The ground floor provides a spacious and practical entrance, ideal for storing bicycles and everyday equipment.

An elegant stone staircase leads to the first floor, where generous and light-filled living spaces unfold. This level includes a fully equipped kitchen open to a bright dining area, a library-style living room, and a large versatile room that could serve as an additional lounge or bedroom. A study and a large utility room complete this floor.

The second floor is dedicated to the sleeping quarters, featuring a principal suite with its own shower room, three additional bedrooms, and a family bathroom. Each level benefits from separate WC facilities. This floor also includes a landing with ample built-in storage and a mezzanine beneath the roof, ideal for additional storage or use as an attic space.

The roof has been recently renewed. Heating is provided by programmable electric inertia radiators.

A project to create a terrace of approximately 28 m<sup>2</sup> on the first floor is currently under review, offering valuable outdoor potential.

The location is a key...