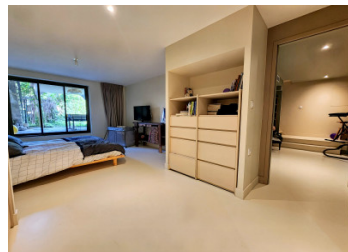
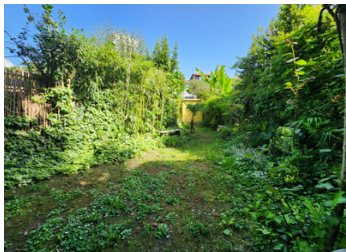


## Bordeaux Chartrons – Elegant Renovated Double Échoppe | 4 Bedrooms | Garden & Terrace



## INFORMATION

Town:	Bordeaux
Department:	Gironde
Bed:	4
Bath:	3
Floor:	172 m <sup>2</sup>
Plot Size:	176 m <sup>2</sup>

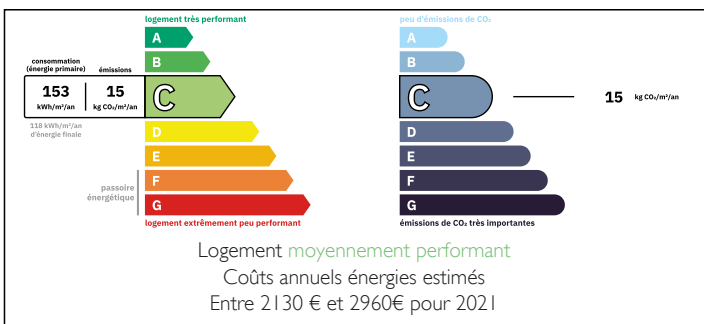
## IN BRIEF

Leggett and Hamptons International are pleased to present this traditional stone house located in Bordeaux, close to the Jardin Public. Offering approximately 170 m<sup>2</sup> of living space over three levels, the property has been fully renovated and requires no works.

The ground floor comprises an entrance, a bedroom with shower room, a WC, and a spacious living area with open-plan kitchen. The first floor offers a bedroom, a bathroom and a utility room. The garden level includes two further bedrooms, one with dressing and en-suite, as well as a flexible office or playroom.

The property benefits from a private garden of approximately 100 m<sup>2</sup> with a covered terrace. A well-balanced family home in a sought-after location, within easy reach of amenities and green spaces.

## 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.

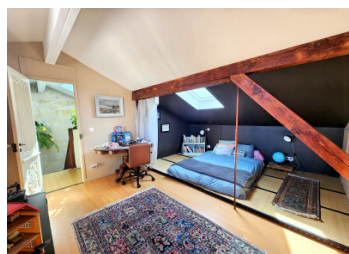
Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



## DESCRIPTION

Don't hesitate to contact for further information or to arrange a viewing.

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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: 2312 EUR

Taxe habitation: EUR

## NOTES