LEGGETT
IMMOBILIER INTERNATIONAL

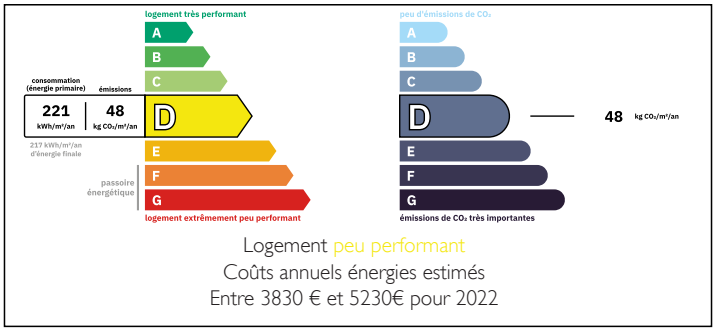
www.frenchestateagents.com

Ref: A45700GM33 Price: 1 248 000 EUR

agency fees to be paid by the seller

Parc Bordelais – 200 m Stone House 4 Bedrooms • Home Office • Garden • Corner Position • Natural light.

ENERGY - DPE



Logement peu performant
Coûts annuels énergies estimés
Entre 3830 € et 5230€ pour 2022

INFORMATION

Town:	Bordeaux
Department:	Gironde
Bed:	5
Bath:	2
Floor:	200 m2
Plot Size:	209 m2

IN BRIEF

Leggett & Hamptons International presents this exceptional stone family home, ideally located just moments from Parc Bordelais.

Benefiting from a rare corner position, the property enjoys outstanding natural light throughout the day thanks to its east, north and west-facing aspects. The ground floor features a beautiful entrance hall with original mosaic tiles, an elegant living room with period wooden flooring, and a superb dual-aspect dining room enhanced by marble fireplaces and character features throughout.

The bespoke kitchen, designed by an interior architect, centres around a magnificent 3-metre marble island and opens directly onto the garden. A home office, utility room and guest WC complete this level.

Upstairs, the property offers four bright bedrooms,

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.

International : +33 (0)5 53 60 84 88 France: 0033 (0)553 608 488 FAX: 0033 (0)553 566 257 *All prices include agency fees.
Leggett Immobilier 42 Route de Ribérac 24340 La Rochebeaucourt France Tel: 08 00 73 57 45 Email: info@leggett.fr

LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A45700GM33 Price: 1 248 000 EUR

agency fees to be paid by the seller

LOCAL TAXES

Taxe foncière:	**3189 EUR**

NOTES

DESCRIPTION

Located just moments from Parc Bordelais, this exceptional stone family home enjoys a rare corner position, creating a bright and airy atmosphere throughout.

The ground floor opens onto a spacious entrance hall featuring original mosaic tiles and practical bicycle storage. The elegant living room showcases beautiful original wooden flooring and period charm, flowing seamlessly into a remarkable triple-aspect dining room. Bathed in natural light from east, north and west-facing windows, this impressive reception space offers a sense of openness rarely found in the city, enhanced by marble fireplaces and timeless architectural details.

The bespoke south-facing kitchen perfectly blends classic character with contemporary design. Created by an interior designer, it features a magnificent 3-metre marble island, premium appliances, integrated extraction and lighting, and direct access to the garden.

Also on this level are a home office overlooking the garden, a guest WC and a practical laundry area.

Upstairs, the first floor offers four bedrooms and two bathrooms. The principal suite benefits from a private en-suite shower room and WC, while the remaining bedrooms enjoy excellent natural light and pleasant open aspects.

Has benefited from significant renovation works in recent years, including a complete roof refurbishment in 2023, improved insulation, and the modernisation of key systems and equipment.

55 m² cellar and convertible attic.

Ideally located close to Assomption Sainte-Clotilde (500m), Bordeaux International School (700m), Ermitage International School (850m), Parc Bordelais (850m) and the Barrière du Médoc tram stop (1km),