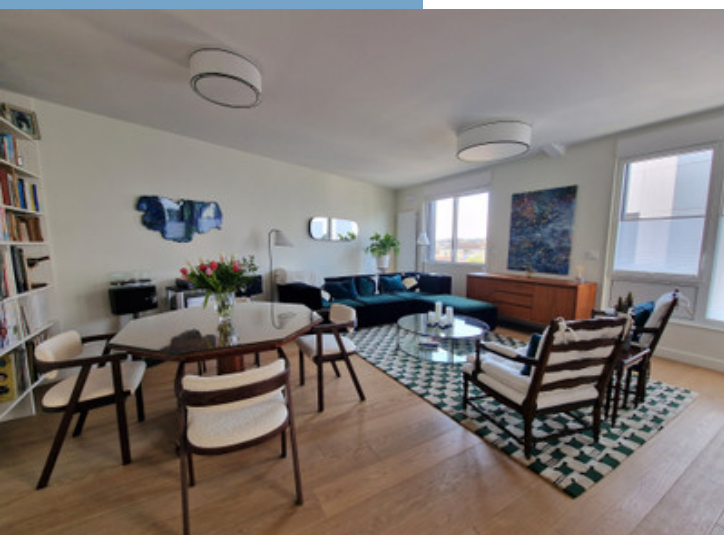
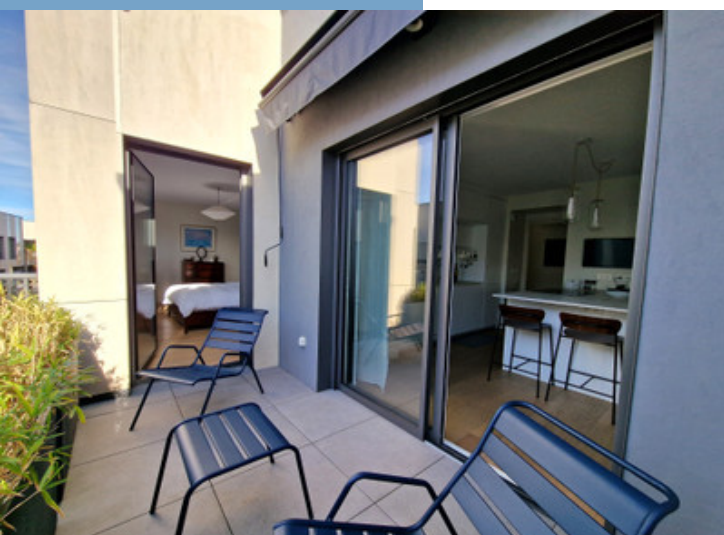




UNDER OFFER: BORDEAUX FONDAUDÈGE:  
TOP-FLOOR LUXURY DUPLEX APARTMENT WITH  
LIFT, ROOFTOP TERRACE WITH JACUZZI.

UNDER OFFER:  
BORDEAUX  
FONDAUDÈGE:  
TOP-FLOOR LUXURY  
DUPLEX APARTMENT  
WITH LIFT, ROOFTOP  
TERRACE WITH...



PROPERTY FACT FILE	
REFERENCE	A34871BTU33
PRICE	€ 945,000 £ 0* <small>*agency fees included: 5 % TTC to be paid by the buyer (900 000 EUR hors honoraires)</small>
BEDROOM	2
BATHROOM	2
ACCOMMODATION	114.22 m <sup>2</sup>
LAND	40 m <sup>2</sup>
TOWN	Bordeaux
DEPARTMENT	
LOCATION	50km or less to airport
TYPE	Maison de Vacances, Apartment
CONDITION	
FEATURES	Mains Drains, Garage, Fiber optic
<small>*Price based on current exchange rate which is subject to change</small>	







UNDER OFFER:  
BORDEAUX  
FONDAUDÈGE:  
TOP-FLOOR LUXURY  
DUPLEX APARTMENT  
WITH LIFT, ROOFTOP  
TERRACE WITH  
REF: A34871BTU33

Leggett International Real Estate presents this architect-conceived high-end 2-bedroom property completed in 2022 extraordinarily well-located in Bordeaux's Fondaudège neighborhood on the top floors of a bespoke luxury building. 105 m<sup>2</sup> loi Carrez.

## DESCRIPTIF

Direct elevator access to the property affords absolute comfort and an open floor plan living area boasting a 45 m<sup>2</sup> salon/dining room and kitchen with 3 m<sup>2</sup> separate pantry. This bright, quiet and spacious level opens onto an 8 m<sup>2</sup> terrace with awning providing a lovely dining or reading space no matter the weather.

On this same level, a separate guest toilet in the foyer, as well as a laundry nook are both functional and space optimized.

The primary bedroom measures 26 m<sup>2</sup> including a generous custom-built walk-in closet and a 9 m<sup>2</sup> master bath en suite with shower, bath, toilet and double sink.

Discrete well-positioned stairs lead to the upper floor of the property which reveals a second en suite 13 m<sup>2</sup> bedroom and 4 m<sup>2</sup> private bathroom. The 30 m<sup>2</sup> west-facing roof top terrace (the largest of its kind in the building) with an awning and jacuzzi is directly accessible from the landing and provides a breadth of opportunities including al fresco dining and sumptuous sunsets.

Set back significantly from the exciting activities of rue Fondaudège, this top-floor duplex apartment offers absolute quiet, comfort and luxury living from its high-end wood flooring, reversible air conditioning, and ample storage including a walk-in closet.

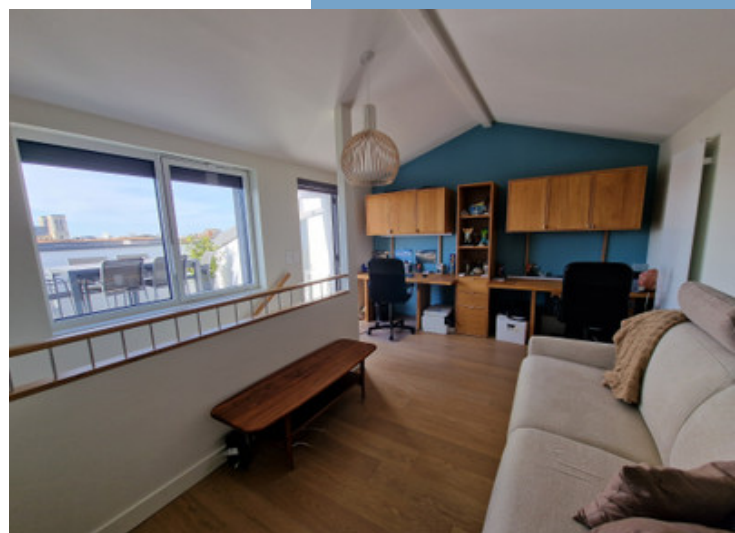
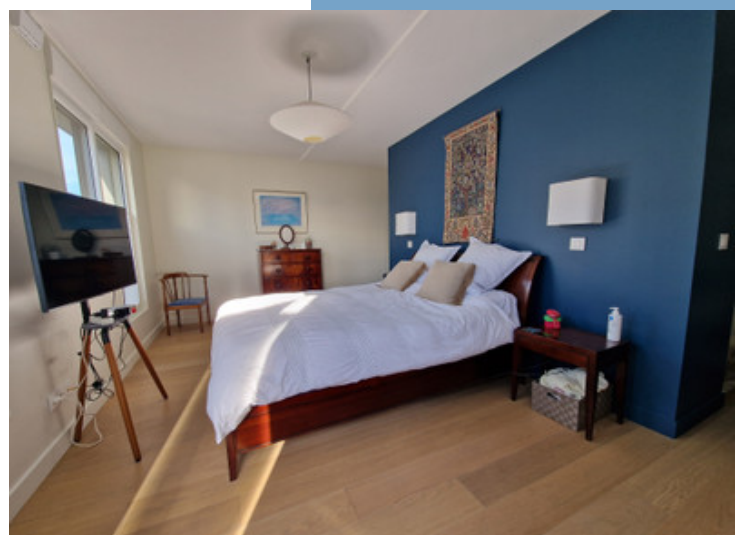
The Italian-designed Armital kitchen boasts Dekton countertops, a built-in water filtration system. A Liebherr refrigerator, AEG appliances, and a Bora induction integrated range and vent are included.

The smart home automated alarm and

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A34871BTU33>

COMPLETE FILE AND PHOTO ON REQUEST



LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE

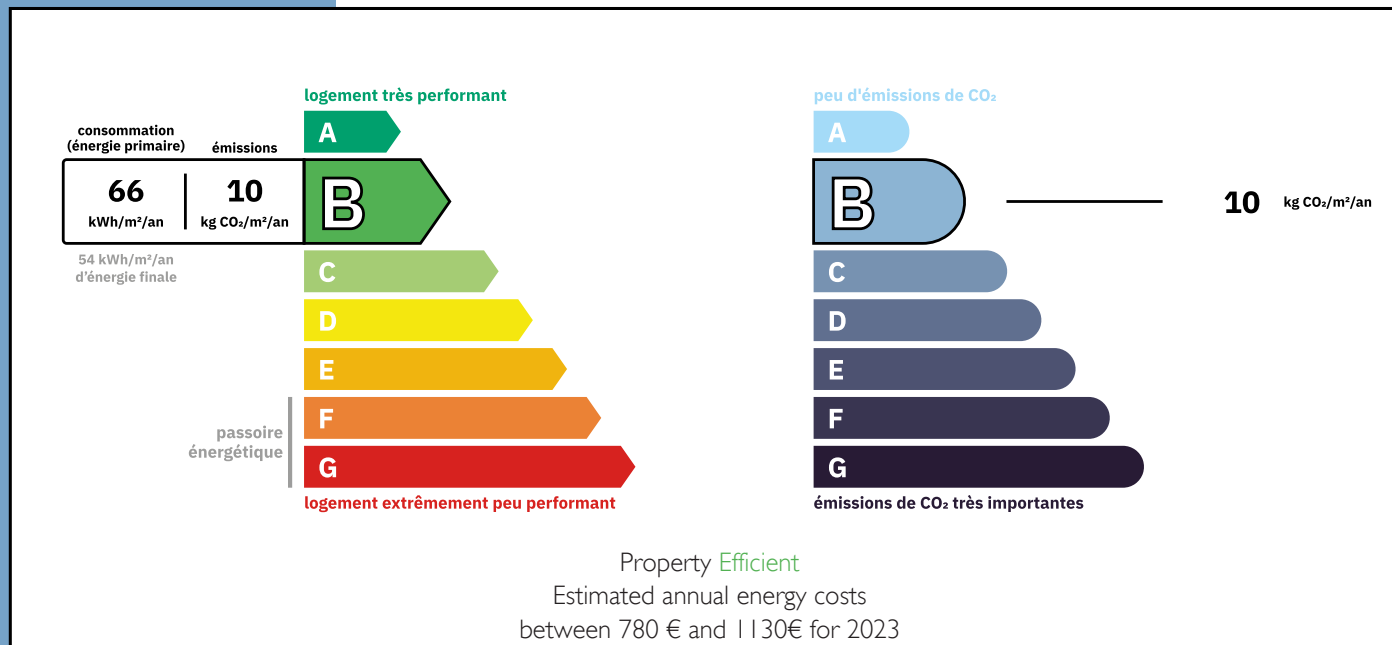
UK Freephone: 08700115151 telephone: +33 553 608 488 E-mail: [prestige@leggett.fr](mailto:prestige@leggett.fr)

UNDER OFFER: BORDEAUX  
FONDAUDÈGE: TOP-FLOOR  
LUXURY DUPLEX APARTMENT  
WITH LIFT, ROOFTOP  
TERRACE WITH...

Ref : A34871BTU33

## ENERGIE-DPE

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



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3: These particulars were prepared from preliminary plans and specifications before the completion of the properties and are intended only as a guide. They may have been changed during construction and final finishes could vary. Prospective purchasers should not rely on this information but must get their solicitor to check the plans and specification attached to their contract.

## CONTACT

Réf : A34871BTU33  
FILE COMPLETE  
AND PHOTOS  
ON REQUEST

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