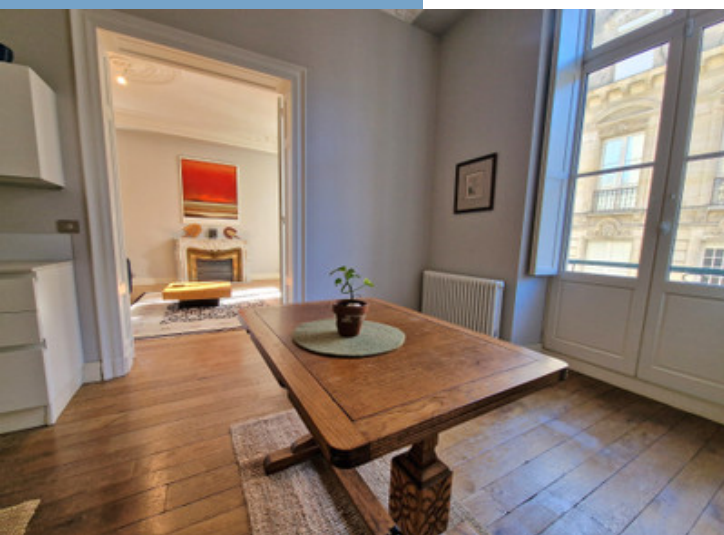




## JARDIN PUBLIC. EXCEPTIONAL 2 OR 3 BEDROOM APARTMENT WITH ELEVATOR

JARDIN PUBLIC,  
EXCEPTIONAL 2 OR 3  
BEDROOM APARTMENT  
WITH ELEVATOR...



PROPERTY FACT FILE	
REFERENCE	A40705SLI33
PRICE	€ 935,000 £ 0* <small>*agency fees included: 4 % TTC to be paid by the buyer (895 000 EUR hors honoraires)</small>
BEDROOM	3
BATHROOM	2
ACCOMMODATION	116 m <sup>2</sup>
LAND	0 m <sup>2</sup>
TOWN	Bordeaux
DEPARTMENT	
LOCATION	50km or less to airport
TYPE	
CONDITION	
FEATURES	Mains Drains, High speed internet, Electricity on site
<small>*Price based on current exchange rate which is subject to change</small>	







JARDIN PUBLIC.  
EXCEPTIONAL 2 OR 3  
BEDROOM APARTMENT  
WITH ELEVATOR...

Ref : A40705SLI33

An impressive property located in a restored stone building very close to Jardin Public, between Chartrons and Fondaudège.

Located on the first floor and accessible by elevator, this tastefully renovated apartment with high ceilings has maintained original features

## DESCRIPTION

Located on the first floor and accessible by elevator, this apartment features a spacious double living room bathed in light, enhanced by a period fireplace and magnificent antique parquet floors. A full-length balcony is accessed from both the living room and kitchen. The fully fitted kitchen has a large dining area opening onto the living room.

The sleeping area consists of two bedrooms with the possibility for a third bedroom. The spacious master suite has a generous bathroom, and a second bedroom its own private shower room. To the rear of the living room is an area with a window that was originally a third bedroom. It makes for a perfect office space and could easily be separated with dividing walls.

The high-end appointments and quality materials give the property an elegant and timeless atmosphere. A cellar completes this rare property, located in the heart of a sought-after district where prestige and the Bordeaux art of living combine.

Living room : 30m<sup>2</sup>

Kitchen / Dining room : 19m<sup>2</sup>

Master bedroom & bathroom : 34m<sup>2</sup>

Bedroom 2 & ensuite shower room : 15m<sup>2</sup>

Potential 3rd bedroom : 13m<sup>2</sup>

Balcony : 8m<sup>2</sup>

Cellar : 9m<sup>2</sup>

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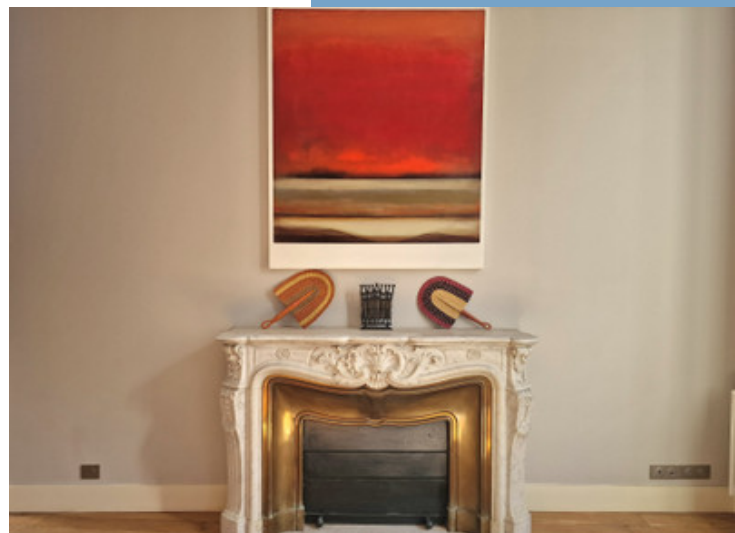
Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

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More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A40705SLI33>

COMPLETE FILE AND PHOTO ON REQUEST



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

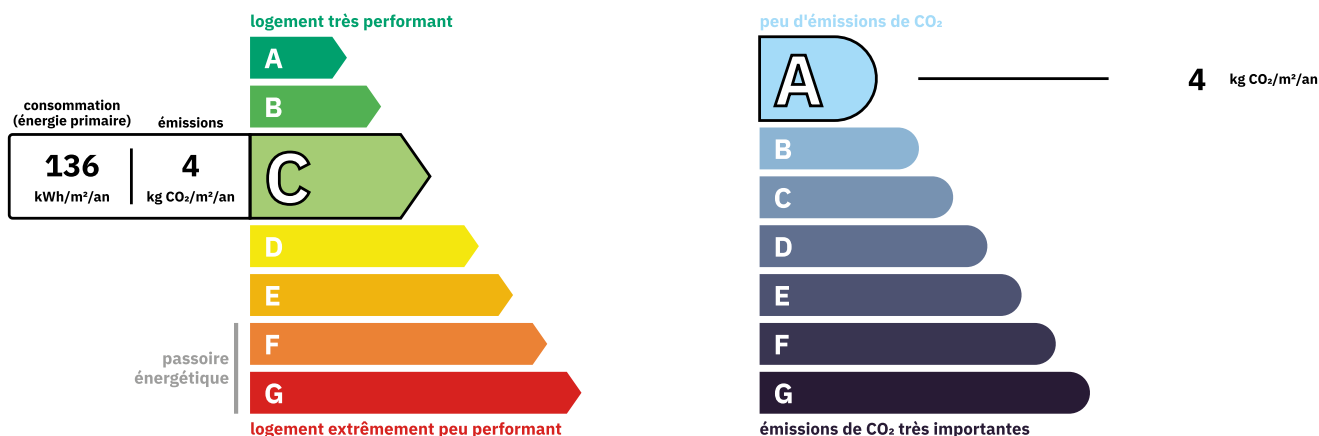
UK Freephone: 08700115151 telephone: +33 553 608 488 E-mail: [prestige@leggett.fr](mailto:prestige@leggett.fr)

JARDIN PUBLIC. EXCEPTIONAL  
2 OR 3 BEDROOM  
APARTMENT WITH  
ELEVATOR...

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Ref : A40705SLI33

## ENERGIE-DPE



Property Moderately efficient  
Estimated annual energy costs  
between 1230 € and 1730€ for 2021

## NOTICE

Leggetts, their client and any joint agents give notice that:

1: Quoted prices are subject to fluctuations in exchange rates. Please contact an agent for an up-to-date price. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. In particular they neither have nor assume responsibility for any statement concerning the financial arrangements or the commercial scheme which may be made available by their clients or others to potential purchasers.

2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Leggetts have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

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 : A40705SLI33  
FILE COMPLETE  
AND PHOTOS  
ON REQUEST

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