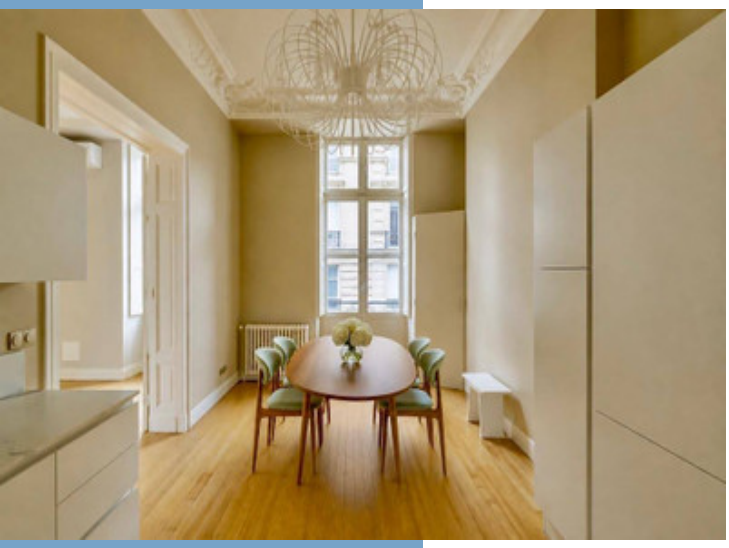
LEGGETT INTERNATIONAL REAL ESTATE & Hamptons INTERNATIONAL

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

www.leggettprestige.com LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE,
UK Freephone: 0870011515l Telephone: +33 553 608 488 E-mail: prestige@leggett.fr

www.leggettprestige.com

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



PROPERTY FACT FILE

REFERENCE	A40705SLI33
PRICE	€ 880,000 £ 0* *agency fees included: 4 % TTC to be paid by the buyer (845 000 EUR hors honoraires)
BEDROOM	3
BATHROOM	2
ACCOMMODATION	116 m²
LAND	8 m²
TOWN	Bordeaux
DEPARTMENT	
LOCATION	50km or less to airport
TYPE	
CONDITION	
FEATURES	Mains Drains, High speed internet, Electricity on site

*Price based on current exchange rate which is subject to change

LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE
UK Freephone: 0870011515l telephone: +33 553 608 488 E-mail: prestige@leggett.fr

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

Ref : A40705SLI33

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

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

DESCRIPTION

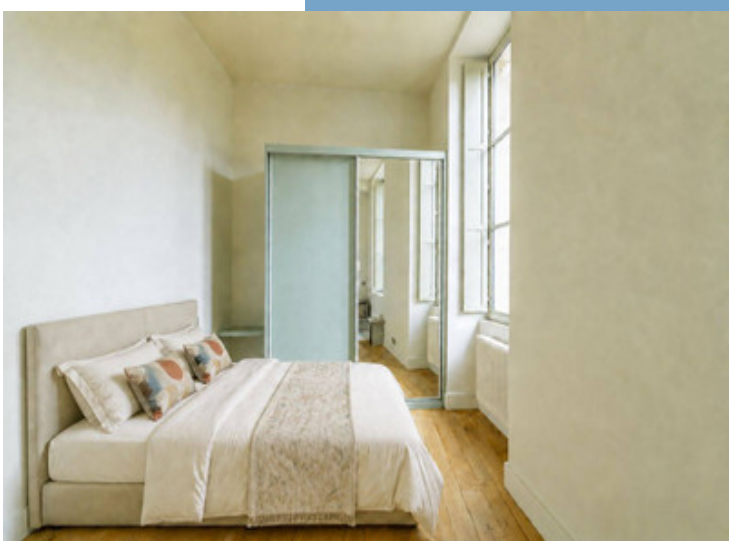
Located on the first floor and accessible by elevator, this apartment features a spacious double living room bathed in light, enhanced by a period fireplace and magnificent antique parquet floors. A full-length balcony is accessed from both the living room and kitchen. The fully fitted kitchen has a 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 : 30m²
Kitchen / Dining room : 19m²
Master bedroom & bathroom : 34m²
Bedroom 2 & ensuite shower room : 15m²
Potential 3rd bedroom : 13m²
Balcony : 8m²
Celler : 9m²

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



More Online :
https://leggettprestige.com/luxury-property-for-sale/view/A40705SLI33
COMPLETE FILE AND PHOTO ON REQUEST

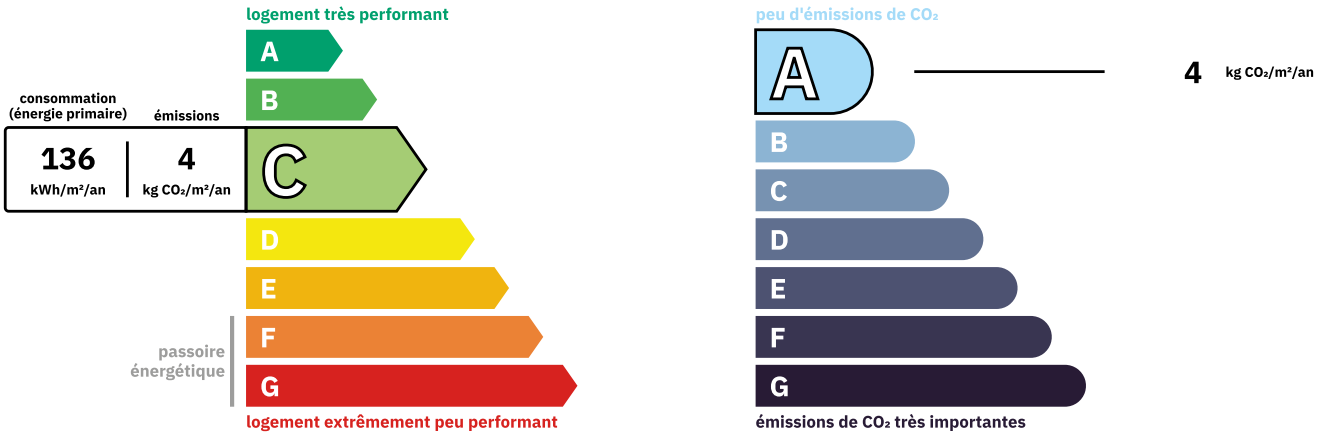
LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE
UK Freephone: 08700115151 telephone: +33 553 608 488 E-mail: prestige@leggett.fr

JARDIN PUBLIC. EXCEPTIONA 2 OR 3 BEDROOM APARTMENT WITH AC AND ELEVATOR...

Ref : A40705SLI33

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

ENERGIE-DPE



Property Moderatly 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 exchangerates. 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

LEGGETT IMMOBILIER INTERNATIONAL
Téléphone : +33 553 608 488
E-mail: prestige@leggett.fr

LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE
UK Freephone: 0870011515l telephone: +33 553 608 488 E-mail: prestige@leggett.fr