

BORDEAUX 33000 FRANCE

**€890,000**

*150 Years*

JOHN D WOOD & CO.

London, Country & International Property

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In the heart of a highly sought-after neighborhood, within immediate proximity to shops and renowned schools (St Genès schools), discover this elegant bourgeois home featuring a beautiful stone façade and preserved period features: parquet flooring, fireplaces, moldings, and impressive ceiling heights. The house is in excellent structural condition, although some cosmetic updating would be beneficial. It offers a lovely entrance hall and a spacious dual-aspect living area on the ground floor, along with four bedrooms and an office upstairs. A pleasant level garden completes this charming property, ideal for comfortable family living.

**217 m**

**€890,000**



A rare opportunity in this highly desirable area — not to be missed!  
Energy rating: D (207) GHG emissions: D (38) Estimated annual energy costs: €3,500–€4,850 per year Agency fees payable by the seller. Information regarding potential risks related to this property is available at: [www.georisques.gouv.fr](http://www.georisques.gouv.fr) For further information, please contact Vincent Macary (EI, independent sales agent) RSAC 909 975 096 Professional liability insurance: 127100479



