

BORDEAUX (LA BASTIDE) 33100 FRANCE

€600,000

150 Years

JOHN D WOOD & CO.

London, Country & International Property

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FRANCE

Facing the Botanical Garden, in one of the most sought-after locations of Bordeaux Bastide, this apartment of approximately 100 m² offers a rare lifestyle, enhanced by a spectacular landscaped terrace of 110 m², a true hanging garden in the heart of the city. Within a quality residence built in 2007, this singular property, the most spacious in the co-ownership, charms with its contemporary elegance, brightness and decidedly warm atmosphere. From the entrance, the living space flows naturally around a beautiful reception room bathed in light.

95 m

€600,000



The living room, refined and welcoming, opens onto an elegant veranda of about 20 m², laid out as a genuine living space, offering a harmonious transition between interior and exterior and a privileged outlook over the landscaped terrace. Conceived as a natural extension of the apartment, this 110 m² terrace composes an exceptional, intimate and sheltered setting. Structured into several living areas, it accommodates a summer lounge, a sheltered dining area, a relaxation corner and carefully staged planting, creating a rare setting in Bordeaux, suited both to entertaining and to quietude. The apartment also includes an independent, elegant and perfectly functional kitchen, two comfortable bedrooms, a shower room and a separate toilet. Altogether it forms a discreet address where serenity, comfort and a refined way of life come together, just a few steps from shops, the tram and the quays of the Garonne. A closed garage with a mezzanine as well as a private parking space complete this rare property on the Bordeaux market. A unique property aimed at a clientele seeking an exclusive place to live, where urban elegance meets the privilege of an absolutely exceptional outdoor space. DPE 104 (B) GES 4 (A)



Estimated annual energy costs for the property between €1,000 and €1,410 per year Co-ownership of 88 private apartment units (No ongoing proceedings) Loi Carrez: 95.72 m² Charges: €170/month Price: €600,000 HAI; agency fees payable by the buyer of €28,000 incl. VAT, i.e. 4.9%, are included; net seller price is €572,000. Check the risks to which this property is exposed at: www.georisques.gouv For more information, contact Laura FORNES Find all our properties at www.immoba.fr



