



## ELEGANT 3-BEDROOM FLAT TO RENOVATE IN THE HISTORIC HÔTEL DE SAIGE ADJACENT TO BORDEAUX'S FAMOUS GRAND THÉÂTRE

ELEGANT 3-BEDROOM  
FLAT TO RENOVATE IN  
THE HISTORIC HÔTEL DE  
SAIGE ADJACENT TO  
BORDEAUX'S FAMOUS G...



PROPERTY FACT FILE	
REFERENCE	A15203
PRICE	€ 1,495,000 £ 1,246,202* <small>*agency fees to be paid by the seller</small>
BEDROOM	3
BATHROOM	2
ACCOMMODATION	170 m <sup>2</sup>
LAND	47 m <sup>2</sup>
TOWN	Bordeaux
DEPARTMENT	Gironde
LOCATION	50km or less to airport
TYPE	
CONDITION	To be renovated
FEATURES	Mains Drains, Garage, Electricity on site
<small>*Price based on current exchange rate which is subject to change</small>	





- Landmark building
- Grand spaces
- Finest location
- Garage and storage
- 47m<sup>2</sup> Private courtyard

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The apartment itself offers two separate entrances both with lift access. The primary entrance allows for privileged guest entrance and offers itself to the ample living spaces measuring over 70m<sup>2</sup>. Grand ceiling heights as one would expect of this noble floor create a delightful sensation of grandeur. A spacious separate kitchen overlooks

## DESCRIPTIF

Rare find in the Golden Triangle. This property with its grand rooms, high ceilings, classic finishes, and private courtyard, harkens back to a privileged era.

The Hôtel de Saige is of particular architectural interest. The central part, where you will find the property, was conceived of the Roman style. Victor Louis, its architect, was inspired by the Palazzo Mancini in Rome. Following its owner's death in 1793 by guillotine, the residence was converted into a prefectural establishment as it remained for nearly 2 centuries until the mayor of Bordeaux at the time moved his offices to their current location. The property lay empty for nearly 2 decades until 1998 when a 4-year renovation project began under the close supervision of the Monuments Historiques and Bâtiments de France.

This Hôtel's rebirth in the 21st century brings modern convenience to the classic 18th century private house. It now consists of 35 apartments, 25 studios, 8 office suites, and underground parking area, garages, cellars, and storage spaces all grouped around the main courtyard. It includes 5 entrance halls with grand staircases and elevators.

This property is priced to sell to the buyer with a desire to obtain a piece of Bordeaux's architectural history and put their stamp on a space rarely seen in today's market.

Entrance hall - 7.84m<sup>2</sup>

Living room - 52.43m<sup>2</sup>

Dining room - 17.99m<sup>2</sup>

Kitchen - 16.65m<sup>2</sup>

Bedroom 1 - 19.32m<sup>2</sup>

Bedroom 2 - 17.94m<sup>2</sup>

Bedroom/office - 15.13m<sup>2</sup>

Bathroom - 6.74m<sup>2</sup>

Ba

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A15203>

COMPLETE FILE AND PHOTO ON REQUEST



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

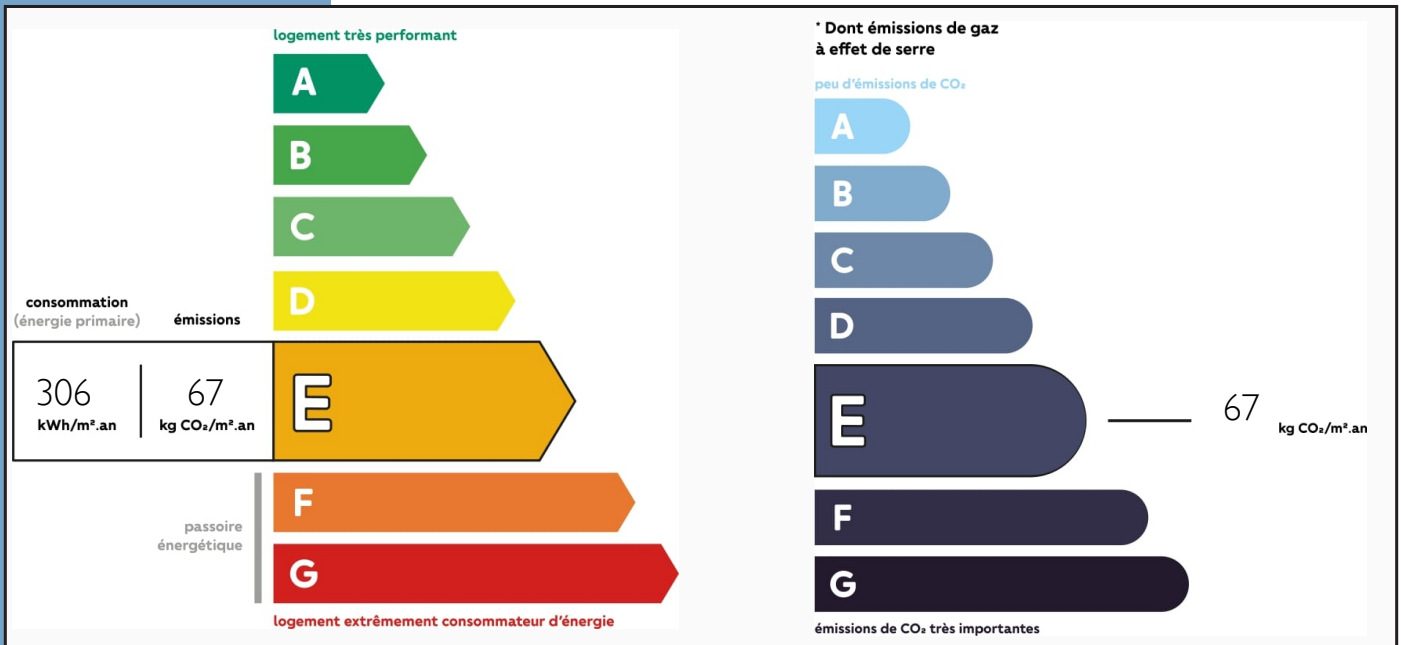
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TO RENOVATE IN THE  
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FAMOUS G...

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## ENERGIE-DPE

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



## NOTICE

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## CONTACT

Réf :AI5203  
FILE COMPLETE  
AND PHOTOS  
ON REQUEST

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