



## HOUSE BOURGEOISE WITH ORIGINAL LIMESTONE FACADE 11 ROOMS



HOUSE BOURGEOISE  
WITH ORIGINAL  
LIMESTONE FACADE  
11 ROOMS ...



PROPERTY FACT FILE	
REFERENCE	A28524GM33
PRICE	€ 1,498,000 £ 1,283,561* <small>*agency fees to be paid by the seller</small>
BEDROOM	6
BATHROOM	6
ACCOMMODATION	270 m <sup>2</sup>
LAND	349 m <sup>2</sup>
TOWN	Bordeaux
DEPARTMENT	Gironde
LOCATION	0-2KM to amenities
TYPE	Chambres d'hôtes
CONDITION	Excellent condition
FEATURES	Electricity on site, Garage, Double glazing
<small>*Price based on current exchange rate which is subject to change</small>	





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We are proud to present to you this stunning 19th century Girondine stone house in Bordeaux's affluent Omano neighbourhood.

This house comprises two levels, 270m2 of living space and a beautiful 200m2 garden.

## DESCRIPTIF

Step into the timeless elegance of Bordeaux with this exquisite 19th-century Bourgeoise Girondine stone house nestled in the heart of Bordeaux's affluent Omano neighbourhood. From its majestic facade to its meticulously designed interiors, every aspect of this property exudes charm and sophistication.

As you enter the house on the main level you are greeted by a spacious 37m2 living room seamlessly connected to a fully fitted open kitchen, creating the perfect space for entertaining guests or enjoying cozy family gatherings.

The epitome of luxury living awaits in the 17m2 master bedroom, complete with an ensuite bathroom for added convenience and privacy. A sumptuous 14m2 dining room sets the stage for elegant dinners, while a sprawling 43m2 veranda area serves as an enchanting open living space, overlooking a picturesque 200m2 garden—a tranquil oasis amidst the bustling city.

Venture to the first floor, where four bedrooms await, each with their own shower room and toilet also fitted with quality thermal and sound proofing material, two of the street-facing rooms have charming balconies. Also on this level you have a kitchen area and small reading space.

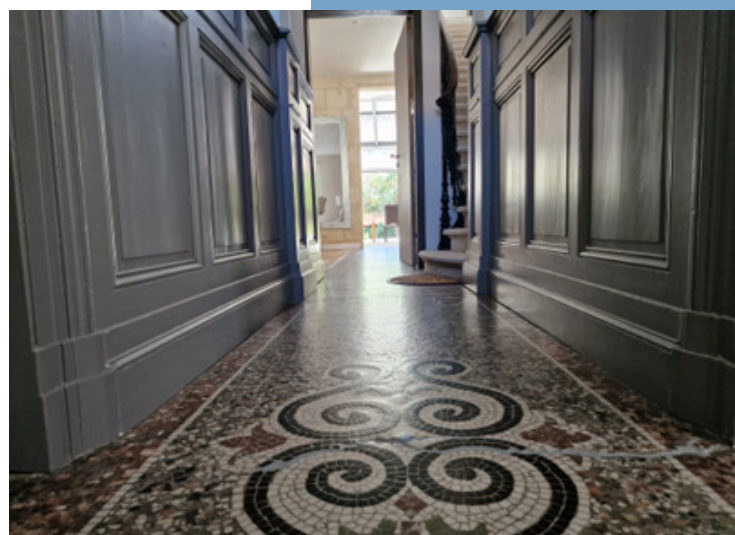
The lower level of the house a cozy bedroom complete with a separate shower room, a boiler room, and a traditional wine cellar. A versatile multi-purpose room provides flexibility to tailor the space to suit your lifestyle, whether it be a home gym, media room, or artist's studio.

This property is ideally suited to

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A28524GM33>

COMPLETE FILE AND PHOTO ON REQUEST



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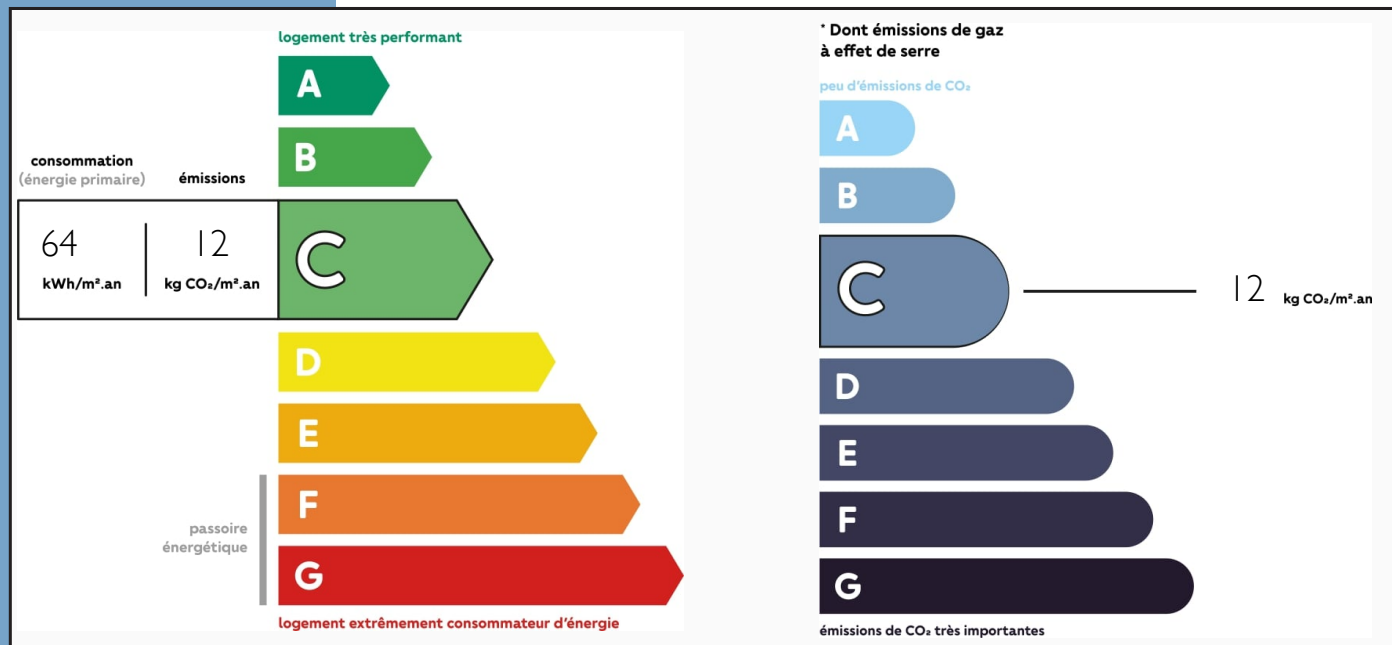


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Information about risks to which this property is exposed is available on the Géorisques website :  
<https://www.georisques.gouv.fr/>

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## ENERGIE-DPE



## NOTICE

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## CONTACT

Réf : A28524GM33  
FILE COMPLETE  
AND PHOTOS  
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