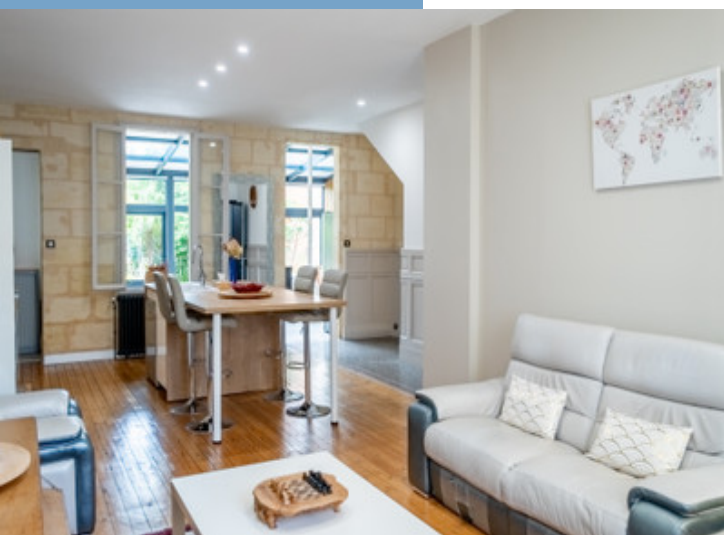




CHARMING LIMESTONE HOUSE WITH SEPERATE 4 ROOM BOUTIQUE BED AND BREAKFAST IN BORDEAUX

CHARMING LIMESTONE
HOUSE WITH SEPERATE 4
ROOM BOUTIQUE BED
AND BREAKFAST IN
BORDEAUX...



PROPERTY FACT FILE	
REFERENCE	A28524GM33
PRICE	€ 1,498,000 £ 1,269,630* *agency fees to be paid by the seller
BEDROOM	6
BATHROOM	6
ACCOMMODATION	270 m²
LAND	349 m²
TOWN	Bordeaux
DEPARTMENT	Gironde
LOCATION	50km or less to airport
TYPE	Gîtes, House, Family Home
CONDITION	
FEATURES	Walking distance to shops, Garage, High speed internet
*Price based on current exchange rate which is subject to change	





CHARMING LIMESTONE
HOUSE WITH SEPERATE 4
ROOM BOUTIQUE BED
AND BREAKFAST IN
BORDEAUX...

Ref : A28524GM33

For full description please visit our website Leggett immobilier

Location: Bordeaux

House Size: 350m²

Living Space: 270m²

Garden: 200m²

DESCRIPTIF

Charming Limestone House with Boutique Bed and Breakfast in Bordeaux

Discover this stunning original limestone house in the heart of Bordeaux, perfectly blending historical charm with modern luxury. With a total area of 350m² and 270m² of living space, this fully renovated residence offers both a luxurious private home and a profitable business opportunity.

Private Residence

The ground and lower levels of the house serve as a private residence, featuring:

Three Bedrooms: Spacious and designed for comfort, providing ample space for family living.

Large Living Kitchen Area: An open-concept space perfect for family gatherings, equipped with modern appliances and finishes.

Outdoor Terrace: Overlooking a beautiful 200m² garden, ideal for relaxing or entertaining guests.

Separate Entrance: Ensuring privacy, the private residence has its own lockable entrance.

Boutique Bed and Breakfast

The first floor is dedicated to a boutique hotel-style bed and breakfast, offering:

Four Elegant Bedrooms: Each room is beautifully renovated and equipped with its own shower, ensuring comfort and privacy for guests.

Locking Key Doors: Each bedroom is secured with its own locking key door, providing guests with peace of mind.

Additional Features

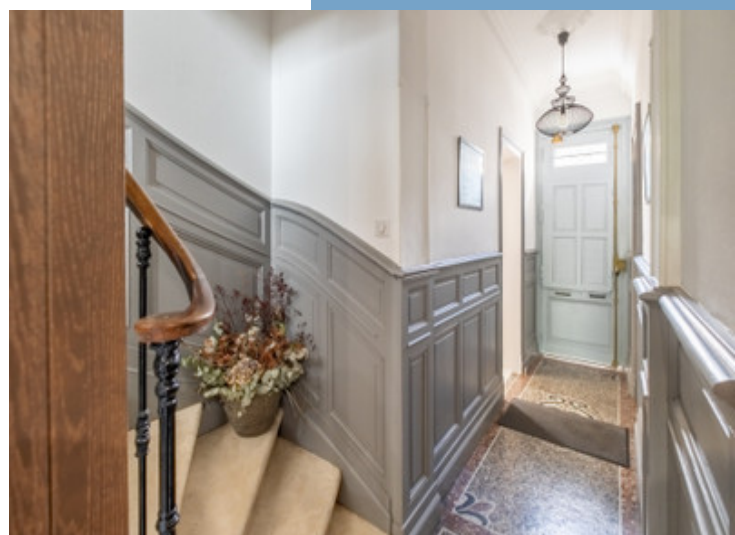
Renovation: The entire house has been meticulously renovated to the highest standard, preserving its historical essence while incorporating modern amenities.

Income Potential: The bed and breakfast setup on the first floor offers great income potential

More Online :

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

COMPLETE FILE AND PHOTO ON REQUEST



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

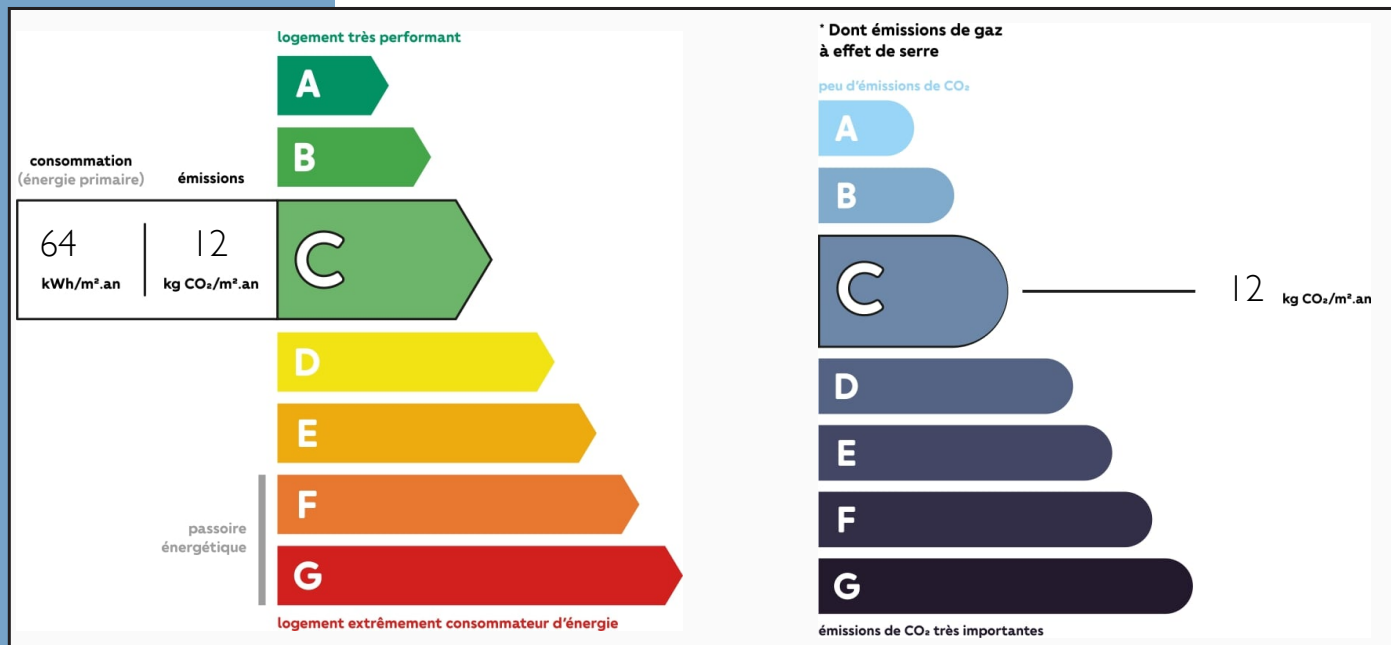
UK Freephone: 08700115151 telephone: +33 553 608 488 E-mail: prestige@leggett.fr

CHARMING LIMESTONE
HOUSE WITH SEPERATE 4
ROOM BOUTIQUE BED AND
BREAKFAST IN BORDEAUX...

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

Ref : A28524GM33

ENERGIE-DPE



NOTICE

Leggetts, their client and any joint agents give notice that:

1: Quoted prices are subject to fluctuations in exchange rates. 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 : A28524GM33
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: 08700115151 telephone: +33 553 608 488 E-mail: prestige@leggett.fr