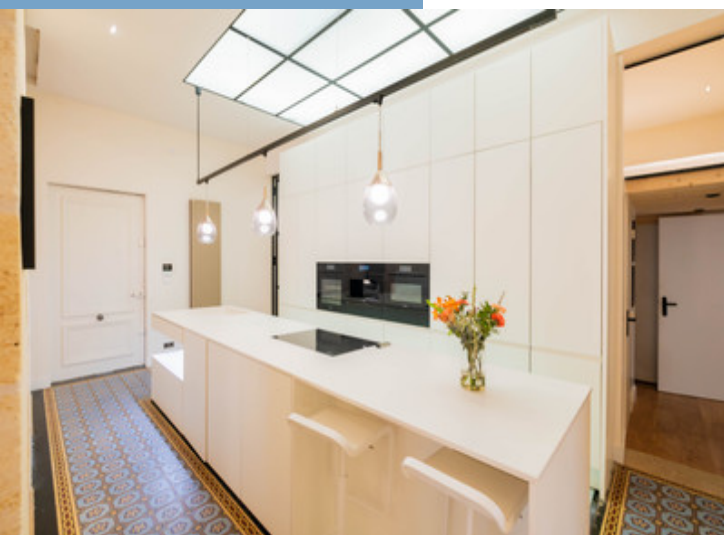
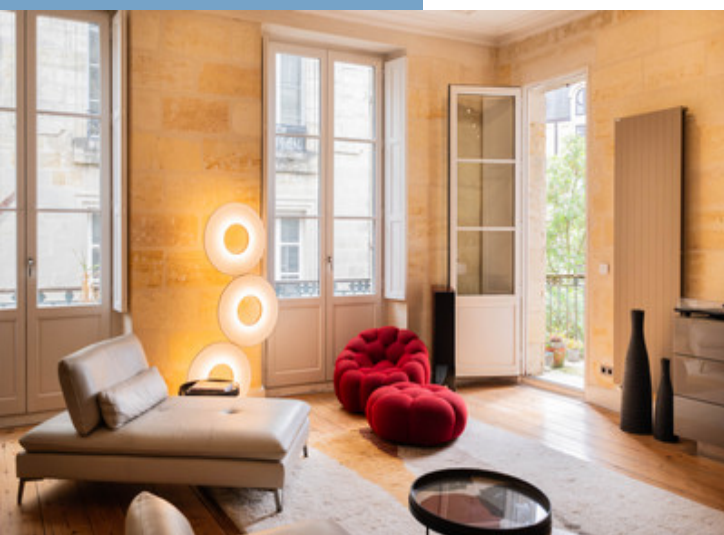
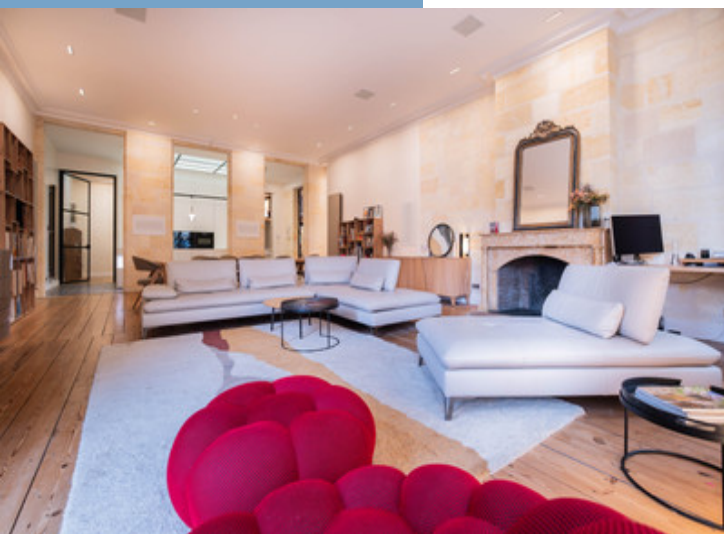




EXQUISITE APARTMENT PLACE DU PALAIS HISTORICAL BORDEAUX



PROPERTY FACT FILE	
REFERENCE	A29884GM33
PRICE	€ 1,290,000 £ 1,093,340* <small>*agency fees to be paid by the seller</small>
BEDROOM	3
BATHROOM	2
ACCOMMODATION	162 m²
LAND	185 m²
TOWN	Bordeaux
DEPARTMENT	Gironde
LOCATION	0-2KM to amenities
TYPE	
CONDITION	
FEATURES	Walking distance to shops, High speed internet, Sauna
<small>*Price based on current exchange rate which is subject to change</small>	



- All windows replaced with double glazing
- Remote-controlled Bosch condensing gas boiler
- Integrated home cinema/Hifi system (Dali brand)
- Master suite spa with shower/sauna, hammam
-

EXQUISITE APARTMENT
PLACE DU PALAIS
HISTORICAL BORDEAUX
...

Ref : A29884GM33

-Location: Place du Palais, Porte de Cailhau, Historical Bordeaux
-Size: 185m² floor layout, 165m² under Carrez law
-Building: 19th-century, renovated
-Features: Balcony, original cement tiles, restored wood floors, solid oak flooring, high-end finishes

DESCRIPTIF

Located in the prestigious Place du Palais, this exquisite apartment offers an unparalleled living experience in the heart of historical Bordeaux. Just a minute's walk from the picturesque promenade, this residence combines historical charm with modern luxury.

Spanning 185m² (165m² under Carrez law), this 19th-century gem has been meticulously renovated to meet the highest standards. The apartment features a stunning balcony and original cement tiles in the kitchen, along with restored solid wood floors in the living room and solid oak flooring in the bedrooms and corridor.

The spacious living room is designed for both comfort and entertainment, equipped with high-quality DALI speakers integrated into the walls and ceilings, a sophisticated lighting system to set the perfect atmosphere, and a 4-metre projector for a cinematic experience. The room also boasts a rollable design television and a marble fireplace, exuding luxury.

The apartment includes two well-appointed bedrooms, each with Italian showers, wardrobes, and study areas, ensuring ample space and convenience. The master suite is a true sanctuary of relaxation, featuring a private hammam, sauna, Japanese bath, and a Jacuzzi. This master bedroom transforms everyday living into a spa-like retreat.

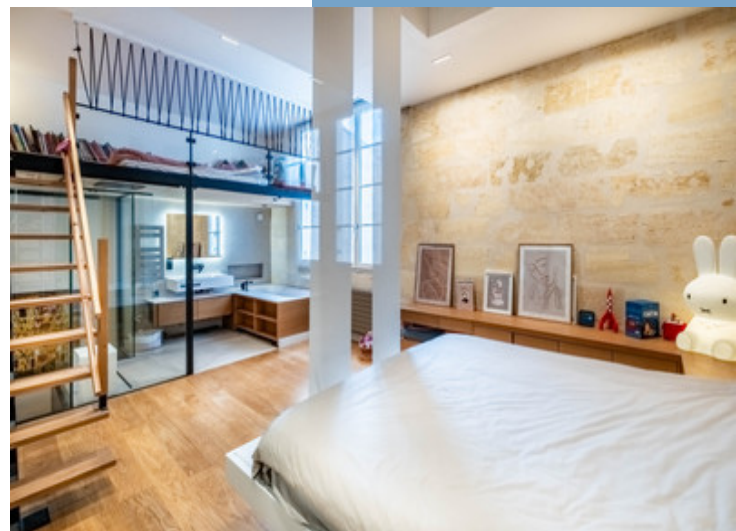
Every detail of this high-quality apartment has been carefully considered:

Heating and Cooling: Low-temperature underfloor heating with Porcelanosa tiles in the master suite, a remote-controlled Bosch condensing gas boiler

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A29884GM33>

COMPLETE FILE AND PHOTO ON REQUEST



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

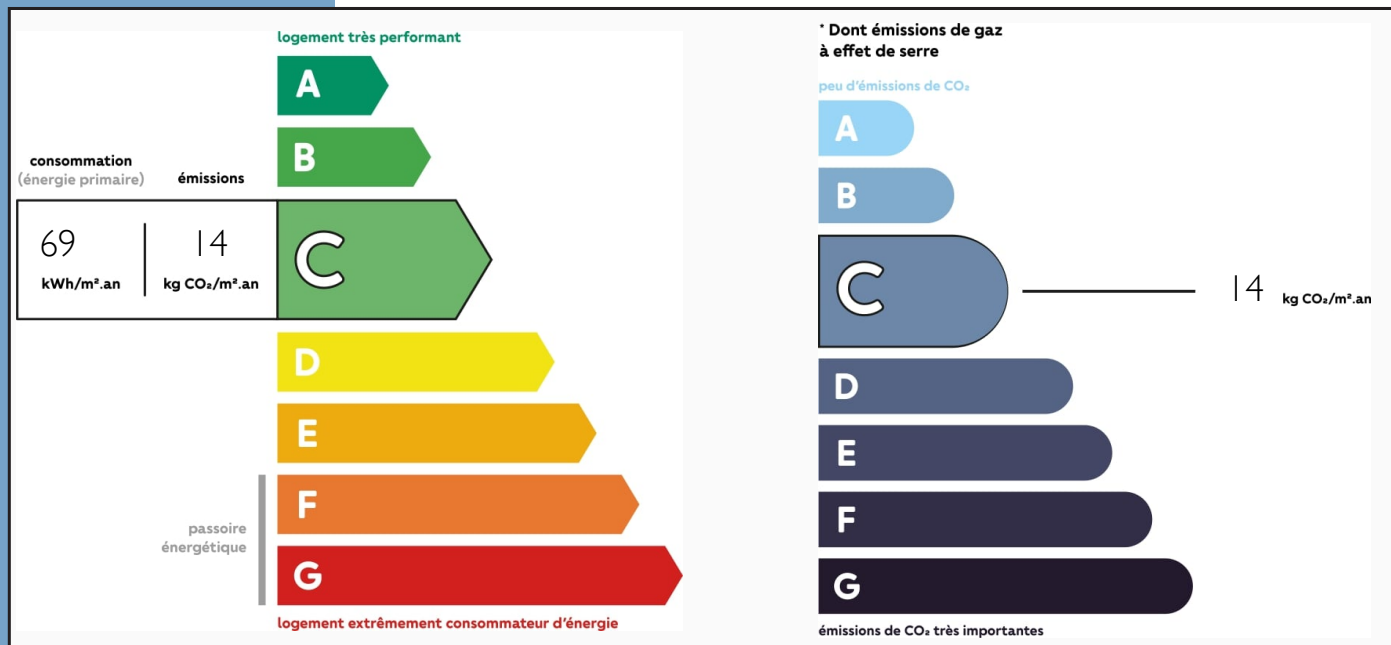
UK Freephone: 08700115151 telephone: +33 553 608 488 E-mail: prestige@leggett.fr

EXQUISITE APARTMENT
PLACE DU PALAIS HISTORICAL
BORDEAUX ...

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

Ref : A29884GM33

ENERGIE-DPE



NOTICE

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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

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FILE COMPLETE
AND PHOTOS
ON REQUEST

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