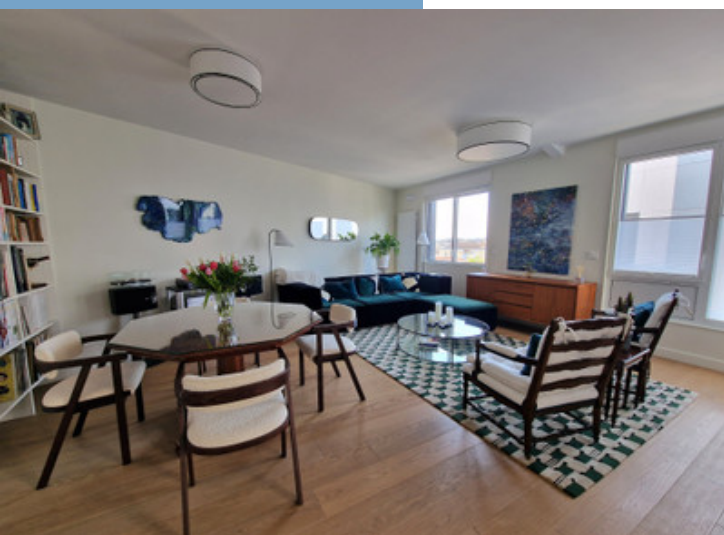
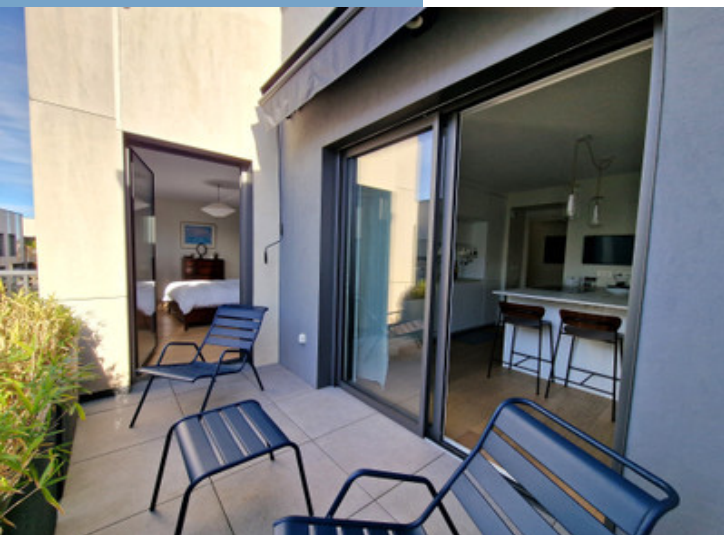




BORDEAUX FONDAUDÈGE: TOP-FLOOR LUXURY DUPLEX APARTMENT WITH LIFT, BALCONY, ROOFTOP TERRACE WITH JACUZZI.

BORDEAUX
FONDAUDÈGE:
TOP-FLOOR LUXURY
DUPLEX APARTMENT
WITH LIFT, BALCONY,
ROOFTOP TERRACE WITH
JAC...



PROPERTY FACT FILE	
REFERENCE	A34871BTU33
PRICE	€ 997,000 £ 825,117* <small>*agency fees included: 5 % TTC to be paid by the buyer (950 000 EUR hors honoraires)</small>
BEDROOM	2
BATHROOM	2
ACCOMMODATION	105 m ²
LAND	40 m ²
TOWN	Bordeaux
DEPARTMENT	Gironde
LOCATION	50km or less to airport
TYPE	Maison de Vacances, Apartment
CONDITION	
FEATURES	Mains Drains, Garage, Fiber optic

*Price based on current exchange rate which is subject to change



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BORDEAUX
FONDAUDÈGE:
TOP-FLOOR LUXURY
DUPLEX APARTMENT
WITH LIFT, BALCONY,
ROOFTOP TERRACE
WITH JAC
Ref: A34871BTU33

Leggett International Real Estate presents this architect-conceived high-end 2-bedroom property completed in 2022 extraordinarily well-located in Bordeaux's Fondaudège neighborhood on the top floors of a bespoke luxury building.

DESCRIPTIF

Direct elevator access to the property affords absolute comfort and an open floor plan living area boasting a 45 m² salon/dining room and kitchen with 3 m² separate pantry. This bright, quiet and spacious level opens onto an 8 m² terrace with awning providing a lovely dining or reading space no matter the weather.

On this same level, a separate guest toilet in the foyer, as well as a laundry nook are both functional and space optimized.

The primary bedroom measures 26 m² including a generous custom-built walk-in closet and a 9 m² master bath en suite with shower, bath, toilet and double sink.

Discrete well-positioned stairs lead to the upper floor of the property which reveals a second en suite 13 m² bedroom and 4 m² private bathroom. The 30 m² west-facing roof top terrace (the largest of its kind in the building) with an awning and jacuzzi is directly accessible from the landing and provides a breadth of opportunities including al fresco dining and sumptuous sunsets.

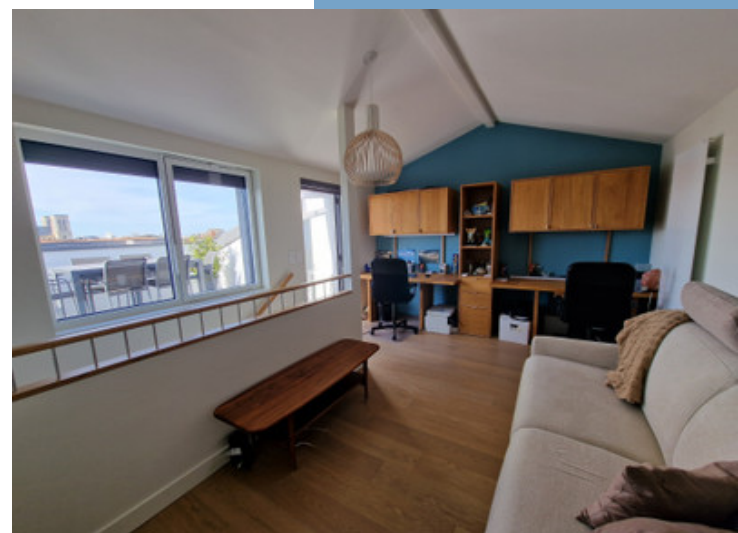
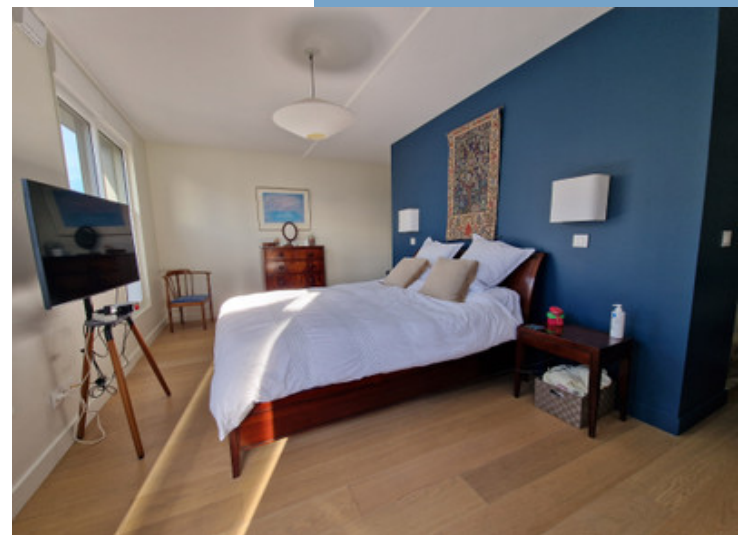
Set back significantly from the exciting activities of rue Fondaudège, this top-floor duplex apartment offers absolute quiet, comfort and luxury living from its high-end wood flooring, reversible air conditioning, and ample storage including a walk-in closet.

The Italian-designed Arritel kitchen boasts Dekton countertops, a built-in water filtration system. A Liebherr refrigerator, AEG appliances, and a Bora induction integrated range and vent are included.

The smart home automated alarm and

More Online :
<https://leggettprestige.com/luxury-property-for-sale/view/A34871BTU33>

COMPLETE FILE AND PHOTO ON REQUEST

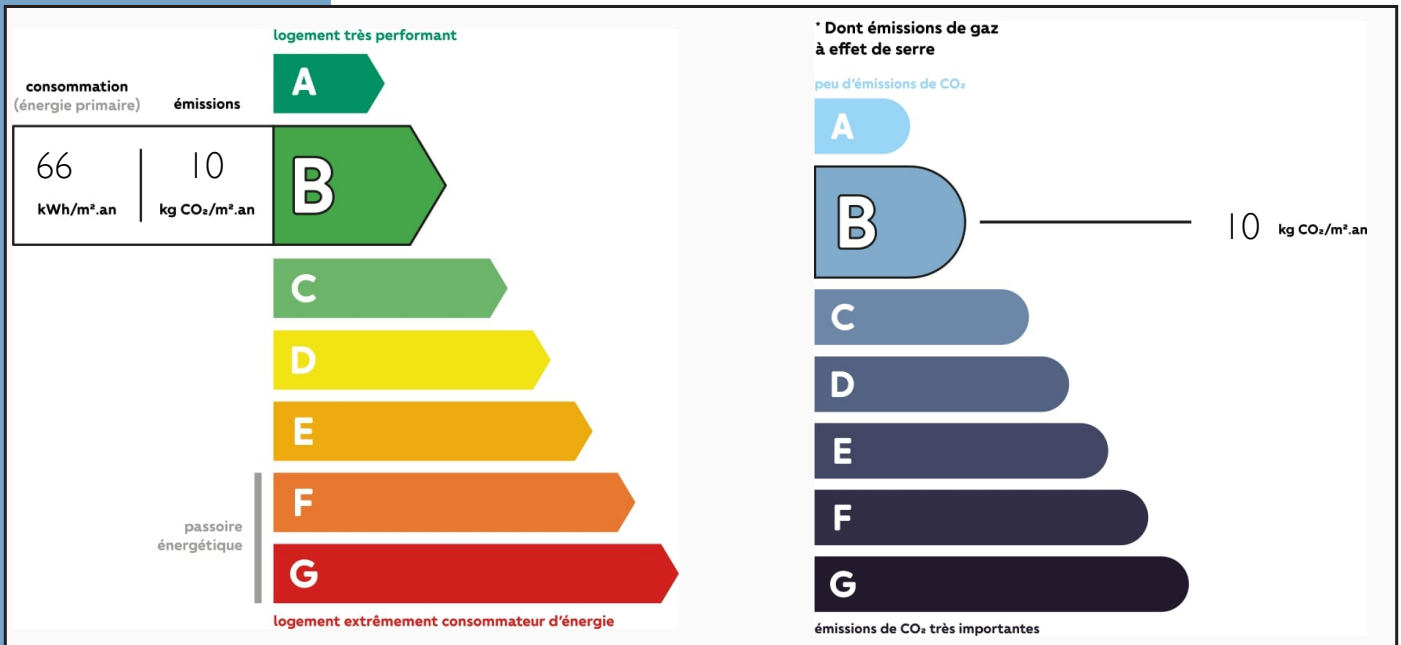


BORDEAUX FONDAUDÈGE:
TOP-FLOOR LUXURY DUPLEX
APARTMENT WITH LIFT,
BALCONY, ROOFTOP
TERRACE WITH JAC...

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

Ref : A34871BTU33

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 :A34871BTU33
FILE COMPLETE
AND PHOTOS
ON REQUEST

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