

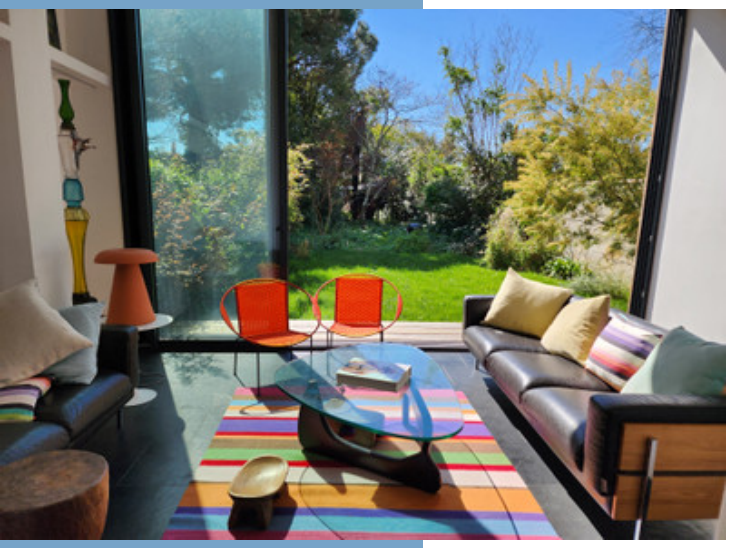
MAGNIFICENT ARCHITECT-DESIGNED 320 M² BORDEAUX TOWNHOUSE WITH GARDEN, TERRACES AND EXCEPTIONAL VOLUMES

www.leggettprestige.com LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE,
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PROPERTY FACT FILE

REFERENCE	A43438GM33
PRICE	€ 1,445,000 £ 0* *agency fees included: 3 % TTC to be paid by the buyer (1 401 650 EUR hors honoraires)
BEDROOM	5
BATHROOM	3
ACCOMMODATION	320 m²
LAND	445 m²
TOWN	Talence
DEPARTMENT	
LOCATION	0-2KM to amenities
TYPE	Maison, Family Home
CONDITION	
FEATURES	Mains Drains, Electricity on site, Sauna

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





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The ground floor features magnificent reception spaces including a triple through-living room opening directly onto the garden, creating a bright and welcoming environment ideal for entertaining. A spacious kitchen with dining area and extensive built-in storage completes this level.



DESCRIPTION

On the immediate border of Bordeaux, this remarkable family residence offers an exceptional lifestyle combining architectural elegance, generous volumes and an intimate landscaped garden. Fully redesigned and renovated by an architect, the property now presents 320 m² of beautifully appointed living space set within a 445 m² plot, offering a rare blend of classic Bordeaux character and contemporary comfort.

From the moment one enters the home, the impression is striking. The scale of the spaces, the remarkable ceiling heights and the natural light that flows throughout the house immediately convey a sense of refinement and serenity. Carefully preserved architectural details such as period mouldings, elegant fireplaces and the noble stone staircase echo the timeless charm of Bordeaux townhouses, while the renovation has introduced modern amenities including air conditioning and high-quality fittings throughout.



The ground floor is devoted to reception and entertaining spaces designed for both everyday living and elegant gatherings. A magnificent triple reception room stretches across the width of the house, creating a superb sequence of light-filled salons with a fluid circulation between them. Large openings allow the rooms to benefit from beautiful natural light throughout the day and provide direct views over the garden. The preserved fireplaces and decorative mouldings lend an atmosphere of classic refinement while maintaining a warm and welcoming environment.

Extend...



More Online :
https://leggettprestige.com/luxury-property-for-sale/view/A43438GM33

COMPLETE FILE AND PHOTO ON REQUEST

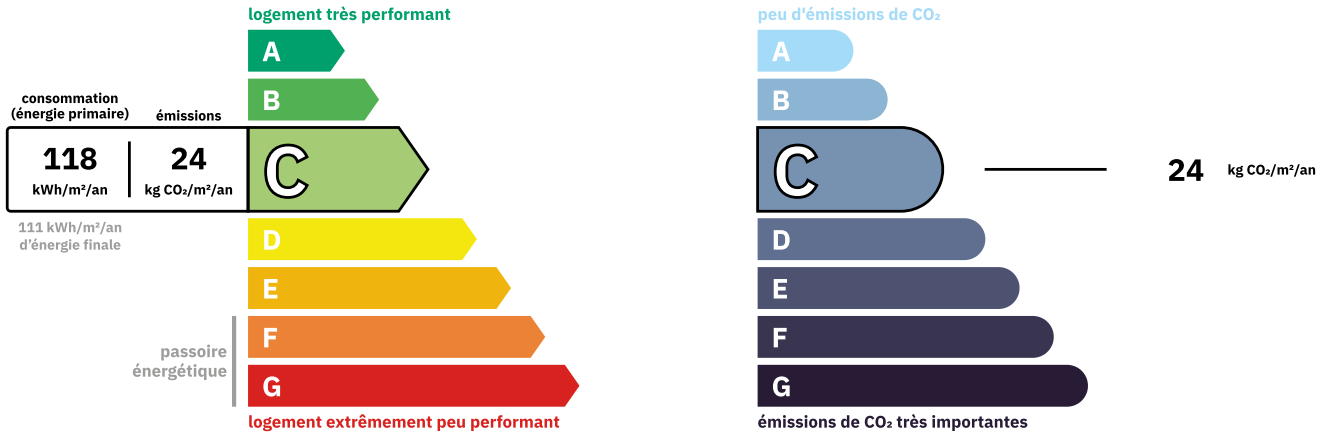
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Information about risks to which this property is exposed is available on the Géorisques website : https://www.georisques.gouv.fr/

ENERGIE-DPE



Property Moderatly efficient
Estimated annual energy costs
between 3090 € and 4250€ for 2021

NOTICE

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1: Quoted prices are subject to fluctuations in exchangerates. 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.

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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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