

Stunning duplex apartment within a small luxury residence with elevator and parking

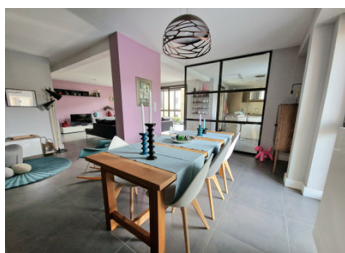
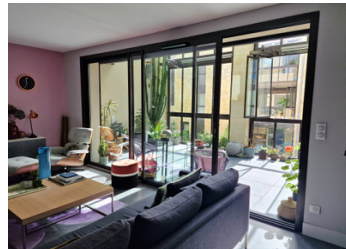
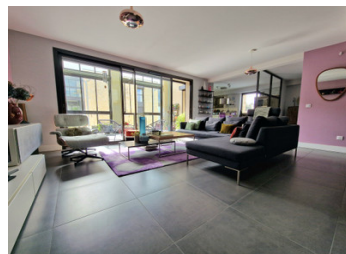


## INFORMATION

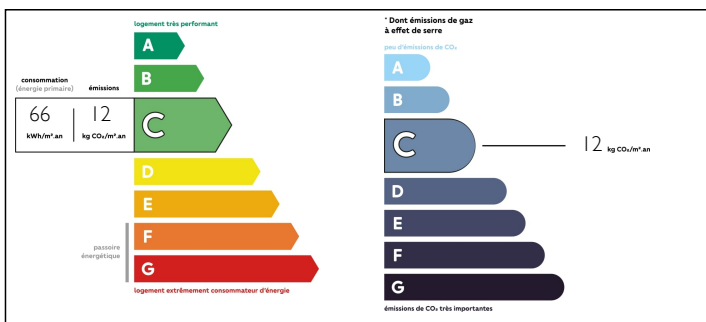
Town:	Bordeaux
Department:	Gironde
Bed:	3
Bath:	2
Floor:	140 m2
Plot Size:	0 m2

## IN BRIEF

Duplex apartment in small residence 3 bedrooms  
Lift Garage plus parking space Videophone digicode  
Garden

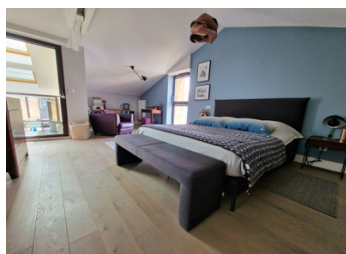
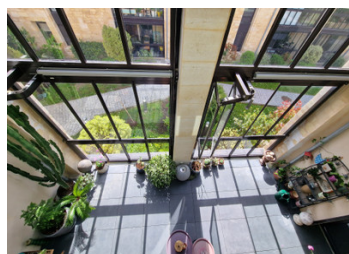


## ENERGY - DPE



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



## DESCRIPTION

Welcome to the epitome of luxury living in Bordeaux – with this stunning duplex apartment nestled within a small prestigious residence beside Jarden Public. Boasting a host of exceptional features and unparalleled comfort, this residence offers a lifestyle of refinement and sophistication.

As you step into this exquisite duplex, you'll be greeted by a sense of grandeur and style. The first floor welcomes you with a spacious 60m<sup>2</sup> living area adorned with high-quality finishes and meticulous attention to detail. Entertain guests or simply relax in style on the 18m<sup>2</sup> terrace.

The heart of this home lies in its high-quality fitted kitchen, where culinary enthusiasts will delight in creating gourmet meals against the backdrop of luxurious surroundings. Adjacent to the kitchen, a dedicated dining area.

Ascend to the second floor and discover a sanctuary of comfort and privacy. Three rooms await, including a magnificent master suite complete with an ensuite bathroom and dressing room – providing a haven of tranquility and luxury.

This duplex apartment is not only a testament to exquisite design but also to practicality and convenience. Within the luxury residence, residents enjoy the added benefits of a lift for effortless access, videophone secure entry and a garage for secure parking – offering peace of mind and convenience in equal measure.

## LOCAL TAXES

Taxe foncière: 2447 EUR

## NOTES

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Co-owned building of 19 units  
Provisional annual charges: 2650€

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