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Architect-designed house for sale in the heart of Bordeaux

Bordeaux , Gironde , Nouvelle Aquitaine



€1,567,500

inc. of agency fees

4 Beds 2 Baths 220 sqm 123 sqm

Unique! Historic architect designed character property with a relaxing garden in the heart of Bordeaux.

At a Glance

Reference MFH-SLK33082023

Near to Bordeaux

Price €1,567,500

Bed 4

Bath 2

Hab.Space 220 sqm

Land 123 sqm

Pool No

Land Tax N/A

Property Description

This character property designed by the renowned architect André Larcher has been entirely renovated by an artist. This house boasts 220 sqm of bright living area with a lot of charm and modern fittings.

The house is set in a privileged environment in a quiet district, near Bordeaux town center, schools shops and transport.

The spacious, well-designed entrance hall leads to a vast, light-filled living room. The large kitchen, open to the double living room, is fully equipped and functional.

Upstairs, a 26 sqm balcony leads to the sleeping area with 4 bright bedrooms, 2 bathrooms (one with bath and shower) and a dressing area. All rooms are bright and airy, with high ceilings.

The house comes with a large laundry room with storage space and a garage. Outside, the delightful landscaped garden invites to relax in a Japanese-style garden, creating an atmosphere of calm and serenity.

The Accommodation in the House

The ground floor

- Large entrance
- Large kitchen
- Living room with bay windows on the garden
- WC
- laundry

The first floor

- 4 bedrooms
- 2 fireplaces
- 2 bathrooms
- 1 dressing

Relax Outside

- Very quiet landscaped garden
- 1 terrasse

Additional Information

- All bedrooms open onto a large balcony
- 1 garage and a parking space in front of the house

The Area and Access to Bordeaux

- 2 min from shops and schools
- 15 minutes from Bordeaux train station
- 15 minutes from international airport

This unique property, with its history, will be appreciated by lovers of character and style.

Environment & Surroundings

Near to Shops? ✓
Near to Schools? ✓
Public Transport? ✓

And Before You Ask

Exposure: West
Year of Renovation: 2012

Condition: Ready to
 move in

Heating System: Central
 heating (gas)

Reason for selling: Property too
 big / small

Condition of Roof: Very good
 condition

 Connected
Drainage: to mains
 town system

Gas Supply: Mains town

Summary

Property type:	House
Bedrooms:	4
Bathrooms	2
Price	€1,567,500

Key Information

Year Built:	1950
Internal Area:	220 sqm
Land Area:	123 sqm
Floor:	2
Number of Fireplaces:	2

Property Features:

- Character property
- Architect-Designed
- Japanese-style garden
- Bordeaux center

Has Attic Space:	Yes
Has an Office / Study?	Yes
Has a Garden	Yes
Has a Terrace?	Yes
Has ADSL/Broadband?	Yes
Has Satellite TV	Yes

Location: Nouvelle Aquitaine



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S. and L. BROWN



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