Click to view MFH-SLK33082023

# 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

Central

Heating System:

heating (gas)

Property too

Reason for selling:

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:

Property Features:

Character

property

• Architect-

Designed

• Japanese-style

garden

• Bordeaux center

Has Attic Space: Yes

Has an Office /

Yes

Study?

Has a Garden Yes

Has a Terrace? Yes

Has

Yes

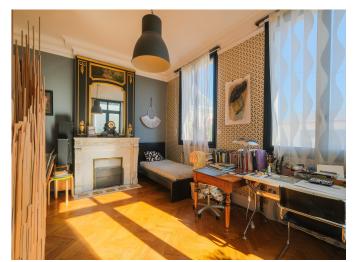
ADSL/Broadband?

Has Satellite TV Yes

**Location: Nouvelle Aquitaine** 



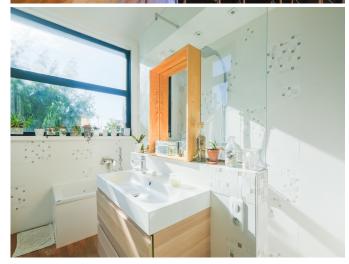
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C. BAUER - Sunday Times

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#### S. and L. BROWN



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