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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

<b>Reference</b>	MFH-SLK33082023	<b>Near to</b>	Bordeaux	<b>Price</b>	€1,567,500
<b>Bed</b>	4	<b>Bath</b>	2	<b>Hab.Space</b>	220 sqm
<b>Land</b>	123 sqm	<b>Pool</b>	No	<b>Land Tax</b>	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
Drainage:	Connected 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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