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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.

€1,567,500

At a Glance

Reference MFH-SLK33082023 Near to Bordeaux

Bed Bath

Land 123 sqm Pool No Land Tax N/A

Hab.Space 220 sqm

Price

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?

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And Before You Ask

Exposure:

Year of Renovation: 2012

Condition:

Ready to move

in

Heating System:

Central heating

(gas)

West

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

Yes

ADSL/Broadband?

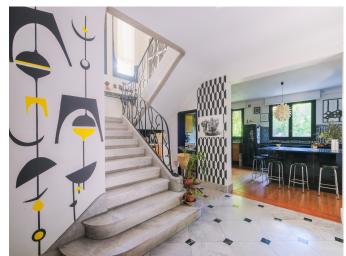
Has Satellite TV Yes

Location: Nouvelle Aquitaine



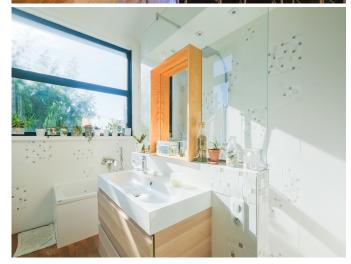
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C. BAUER - Sunday Times

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S. and L. BROWN



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