

## **Beautiful duplex apartment with garden for sale in the centre of Bordeaux**

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Price	<b>USD 812 952</b> EUR 720 000 (listed)	Location	
For sale / For rent	Buy	Bedrooms	3
Type	Apartment	Living Area	163
Countryside / Rural	No	Guest house	No
Ocean / Beachfront	No	Fitness	No
Lakefront	No	Garage	No
Urban	No	Hammam	No
Wine Country	No	Helipad	No
Equestrian	No	Lift	No
Golf	No	Pool	No
Winter sports	No	Sauna	No
Boating / Yachting	No	Staff quarters	No
Close to Airport	No	Tennis court	No
		Wine cellar	No

#### Description

Delightfully atypical apartment offering 163 m<sup>2</sup> of living area opening out onto a pleasant terrace and an 82 m<sup>2</sup> south-facing garden. Fully renovated in 2020, this duplex apartment presents a spacious and well-lit living room with access to the garden and its 16 m<sup>2</sup> outbuilding (which could easily serve as a study or additional bedroom). There are two ensuite bedrooms on the first level, in addition to a third ensuite bedroom on the upper level. The property's additional facilities include a dressing room, a cellar area and a large room (over 20 m<sup>2</sup>) that can be used as an office, a home cinema room or a workshop.

Copropriété de 3 lots ().

## Emile Garcin Propriétés

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