

## Cosy family home "échope" in Bordeaux close to Hospital Pellegrin



## INFORMATION

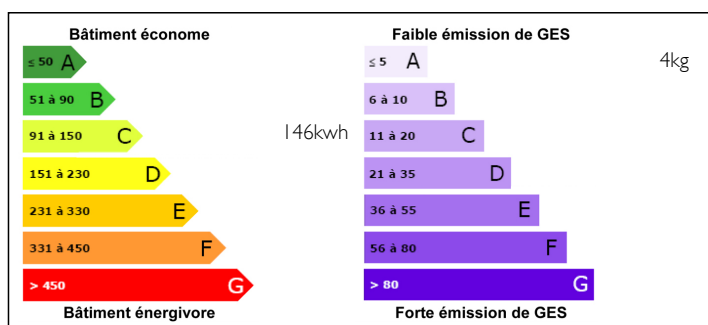
Town:	Bordeaux
Department:	Gironde
Bed:	4
Bath:	2
Floor:	143 m2
Plot Size:	189 m2



## IN BRIEF

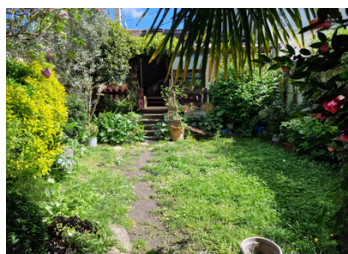
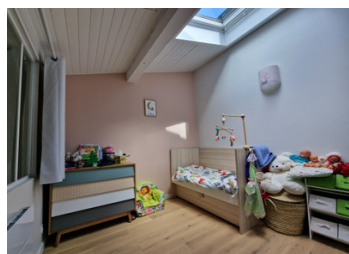
We are proud to present this cosy family home in Bordeaux 4 bedrooms 1 parental 1 guest and 2 children size rooms 143m2 of living space with 20m2 terrace and 80m2 garden Living area with kitchen Of 40m2 opening onto terrace

## ENERGY - DPE



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



## DESCRIPTION

Welcome to this charming family home in Bordeaux! , this cosy abode offers everything your family needs for comfortable living.

With a total of four bedrooms, including a spacious parental suite, 1 large guest room and two charming children's rooms, there's plenty of space for everyone to call their own.

The entrance level you have a 40m2 living area including equipped kitchen which looks onto the garden area

At the rear of the house you will find a delightful 20m2 terrace, perfect for relaxing with morning coffee . And when you crave a bit of greenery, the lush 80m2 garden provides a tranquil retreat right at your doorstep.

Dont miss out on this cosy family home contact us today to arrange a visit

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Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

## LOCAL TAXES

**Taxe foncière: 1400 EUR**

## NOTES