



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 4863

• Apartment - Bordeaux •



## DETAILS

**Land surface:** 0 m<sup>2</sup>

**Number of bedrooms:** 4

**Number of levels:** 0

**Type of heating:** Electric

**Drainage/sewage:** Everything in the sewer

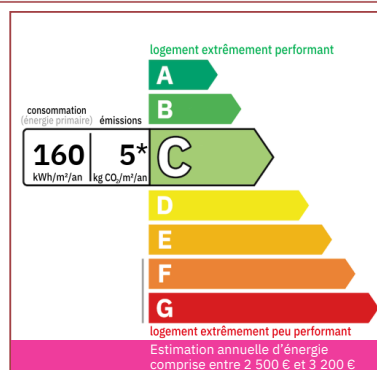
**Swimming pool:** No

**Ground floor living:** Yes

**Work needed:** No work

**Fireplace:** Yes open hearth

**Built:** 1860



The Valadié Agency offers you this magnificent 220 m<sup>2</sup> apartment, located on the 1st floor of a 19th century freestone building, in the heart of the Triangle, on one of the most beautiful courtyards in Bordeaux.

220 m<sup>2</sup> Carrez living

No field

Non-binding document

- Bordeaux -  
10 rue parlement St Catherine  
33000 Bordeaux  
Tel : 05 56 44 16 62  
bordeaux@valadie-immobilier.com

Price  
1 925 000 €

The agency fees are entirely at the cost of the seller



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

## • Description ref n°4863 •

The Valadié agency is privileged to present this sumptuous 220 m<sup>2</sup> apartment, located on the first floor of a 19th-century freestone building, in the heart of the Triangle district, on one of Bordeaux's most beautiful courtyards. A rare and sought-after location, close to luxury shops, cultural institutions, and the city's finest restaurants.

This exceptional, dual-aspect property, bathed in light, has undergone a complete renovation, harmoniously combining classic elegance with contemporary comfort. The original features have been meticulously preserved: moldings, period fireplaces, herringbone parquet floors, ceiling roses, overmantels, and high ceilings.

The apartment offers an ideal layout: two magnificent reception rooms, a welcoming dining room, a fully equipped contemporary kitchen with a utility room, and a spacious office. The sleeping area consists of four superb suites, each with its own bathroom and dressing room, offering absolute comfort.

The exterior spaces are no exception: a full-length balcony opens onto the street, while an intimate 30 m<sup>2</sup> terrace, facing the interior garden, allows guests to enjoy pleasant, quiet moments in the heart of the city center.

A nearby parking space is available as an option.

