



UNDER OFFER. ELEGANT 3-BEDROOM FLAT TO
RENOVATE IN THE HISTORIC HÔTEL DE SAIGE

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PROPERTY FACT FILE

REFERENCE	A15203
PRICE	€ 1,495,000 £ 0* *agency fees to be paid by the seller
BEDROOM	3
BATHROOM	2
ACCOMMODATION	170 m ²
LAND	47 m ²
TOWN	Bordeaux
DEPARTMENT	
LOCATION	50km or less to airport
TYPE	
CONDITION	To be renovated
FEATURES	Mains Drains, Garage, Electricity on site
*Price based on current exchange rate which is subject to change	



- Landmark building
- Grand spaces
- Finest location
- Garage and storage
- 47m² Private courtyard

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The apartment itself offers two separate entrances both with lift access. The primary entrance allows for privileged guest entrance and offers itself to the ample living spaces measuring over 70m². Grand ceiling heights as one would expect of this noble floor create a delightful sensation of grandeur. A spacious separate kitchen overlooks

DESCRIPTIF

Rare find in the Golden Triangle. This property with its grand rooms, high ceilings, classic finishes, and private courtyard, harkens back to a privileged era.

The Hôtel de Saige is of particular architectural interest. The central part, where you will find the property, was conceived of the Roman style. Victor Louis, its architect, was inspired by the Palazzo Mancini in Rome. Following its owner's death in 1793 by guillotine, the residence was converted into a prefectural establishment as it remained for nearly 2 centuries until the mayor of Bordeaux at the time moved his offices to their current location. The property lay empty for nearly 2 decades until 1998 when a 4-year renovation project began under the close supervision of the Monuments Historiques and Bâtiments de France.

This Hôtel's rebirth in the 21st century brings modern convenience to the classic 18th century private house. It now consists of 35 apartments, 25 studios, 8 office suites, and underground parking area, garages, cellars, and storage spaces all grouped around the main courtyard. It includes 5 entrance halls with grand staircases and elevators.

This property is priced to sell to the buyer with a desire to obtain a piece of Bordeaux's architectural history and put their stamp on a space rarely seen in today's market.

Entrance hall - 7.84m²

Living room - 52.43m²

Dining room - 17.99m²

Kitchen - 16.65m²

Bedroom 1 - 19.32m²

Bedroom 2 - 17.94m²

Bedroom/office - 15.13m²

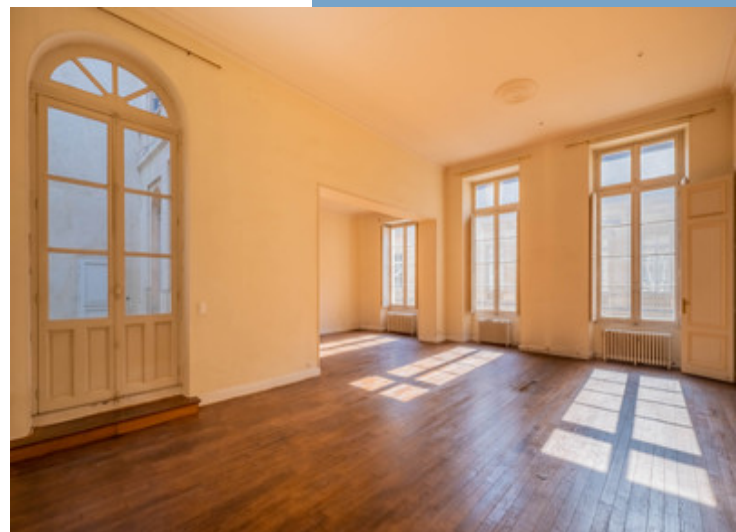
Bathroom - 6.74m²

Ba

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/AI5203>

COMPLETE FILE AND PHOTO ON REQUEST



LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE

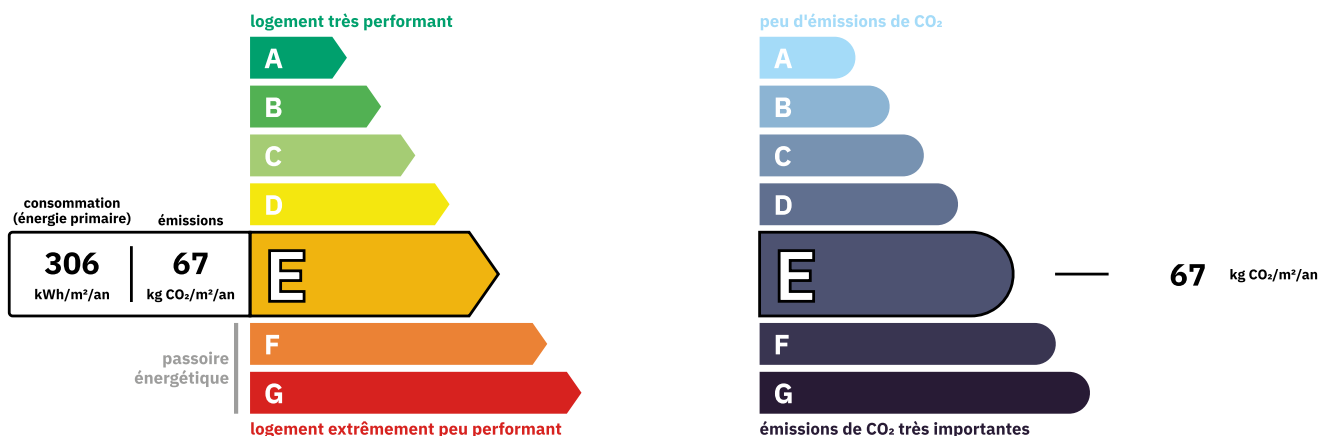
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Information about risks to which this property is exposed is available on the Géorisques website :
<https://www.georisques.gouv.fr/>

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ENERGIE-DPE



Property **Energy consuming**
Estimated annual energy costs
between 3090 € and 4210€ for 2021

NOTICE

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1: Quoted prices are subject to fluctuations in exchange rates. Please contact an agent for an up-to-date price. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. In particular they neither have nor assume responsibility for any statement concerning the financial arrangements or the commercial scheme which may be made available by their clients or others to potential purchasers.

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3: These particulars were prepared from preliminary plans and specifications before the completion of the properties and are intended only as a guide. They may have been changed during construction and final finishes could vary. Prospective purchasers should not rely on this information but must get their solicitor to check the plans and specification attached to their contract.

CONTACT

Réf : AI5203
FILE COMPLETE
AND PHOTOS
ON REQUEST

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