



Exclusivity - Flat - Bordeaux Public Garden area- Balcony



SELLING PRICE : €600,000

EMAIL : BORDEAUX@BARNES-INTERNATIONAL.COM

SOLE AGENCY

38 cours Georges Clémenceau
33000 Bordeaux



PHONE : +33533093089
bordeaux@barnes-international.com

56 avenue de la Libération
Charles de Gaulle
33110 Le Bouscat

DESCRIPTION

This renovated split level flat is located on the second and last floor with elevator of a residence of the 80s, in a quiet street near the Public Garden.

On the 1st level, a large living room with an American kitchen overlooking a balcony facing south-west, two bedrooms and a shower room as well as a study room.

On the 2nd level, a landing distributes two bedrooms and a shower room. A pantry completes this property close to the Public Garden.

Possibility to buy a box in addition.

FEATURES

Type de bien:	Apartment	Surface:	106.63 m ²	Terrain:	-
Charges:	€250.00	Périodicité des charges:	€0.00	Ascenseur:	Yes
Piscine:	-	Nombre de lots:	98	Taxe foncière:	€1,700.00
Parking:	-	Compléments de loyer:	-	NB de pièces:	6 rooms
NB de chambres:	4 bedrooms	Honoraire à la charge:	from the seller		

Les informations sur les risques auxquels ce bien est exposé sont disponibles sur le site Géorisques : www.georisques.gouv.fr

ENERGY PERFORMANCE DIAGNOSTIC

Diagnostic de performance énergétique (DPE) : D 184kWh/m².year

Indice d'émission de gaz à effet de serre (GES) : D kg CO₂/m².an

Estimated amount of annual energy expenditure for standard use:
entre \$1,300.00 et \$1,800.00

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