



EXCLUSIVITY - BORDEAUX/PUBLIC GARDEN AREA - FURNISHED FLAT - 2
BEDROOMS



RENT : Rented

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

Very nice furnished flat near the public garden area on the 1st floor of a stone building (small condominium of 3 flats). With a 103,56 sqm surface, it includes an entrance hall with independent toilets, a shower room (with washing machine and dryer), a sleeping area composed of two bedrooms each with a large cupboard and a very and large (about 48 sqm living space (living-dining room) with a fully fitted and equipped separated kitchen with pantry. A cellar completes this property. Gas heating.

Its assets: location, quiet, bright, small condominium and clean cellar.

Availability: end of October 2021

OOO rent: €1,980

Provision for monthly charges with annual revision: 36 € (common areas charges and garbages tax). Water, gas and electricity not included

Security deposit: 2 months OOO rent

Barnes fees at tenant charge: Alur lease (13€/sqm)- Civil Code lease (9% of HC + VAT rent)

Guarantor or bank guarantee would be best.

FEATURES

Type de bien:	Apartment	Surface:	103.56 m ²	Terrain:	-
Charges:	-	Périodicité des charges:	-	Ascenseur:	-
Piscine:	-	Nombre de lots:	-	Taxe foncière:	-
Parking:	-	Compléments de loyer:	-	NB de pièces:	3 rooms
NB de chambres:	2 bedrooms	Honoraire à la charge:	-		

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) : A -3kWh/m².year

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

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