



FLAT FOR RENT – BORDEAUX CROIX BLANCHE AREA - 3 BEDROOMS -  
PARKING

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RENT : Rented

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EMAIL : [BORDEAUX@BARNES-INTERNATIONAL.COM](mailto:BORDEAUX@BARNES-INTERNATIONAL.COM)

SOLE AGENCY

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38 cours Georges Clémenceau  
33000 Bordeaux



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[bordeaux@barnes-international.com](mailto:bordeaux@barnes-international.com)

56 avenue de la Libération  
Charles de Gaulle  
33110 Le Bouscat

## DESCRIPTION

Beautiful flat on two levels with terrace and parking.

It comprises on the ground floor an entrance hall, a clearance for cellar access and a beautiful bedroom with its shower room and some independent toilets.

Upstairs, a beautiful bright living room opening onto a terrace with no face to face, an open plan kitchen with a laundry room/pantry, some toilets as well as two bedrooms each with its shower room. Reversible air conditioning.

Its assets: renovated in 2020, quiet, terrace, parking, near schools.

Availability: End of October 2021

OOC rent: €2,000

Provision for charges with annual revision: 75 € (water, commons areas) in addition for the tenant: electricity, internet

Tenant fees: ALUR lease: 13€/sqm- Civil Code lease (9% of annual rent OOC + VAT)

Physical or bank deposit required

# FEATURES

Type de bien:	Apartment	Surface:	110.21 m <sup>2</sup>	Terrain:	-
Charges:	-	Périodicité des charges:	-	Ascenseur:	-
Piscine:	-	Nombre de lots:	-	Taxe foncière:	-
Parking:	-	Compléments de loyer:	-	NB de pièces:	4 rooms
NB de chambres:	3 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](http://www.georisques.gouv.fr)

## ENERGY PERFORMANCE DIAGNOSTIC

Diagnostic de performance énergétique (DPE) : A -3kWh/m<sup>2</sup>.year

Indice d'émission de gaz à effet de serre (GES) : A kg CO<sub>2</sub>/m<sup>2</sup>.an

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