



Empty flat - Bordeaux Quinconces area- Terrace – Car park - Cellar

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RENT : Rented

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56 avenue de la Libération  
Charles de Gaulle  
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## DESCRIPTION

Very nice split level flat on the 5th and last floor of a residence with terrace, car park and storeroom. On the 1st level, an entrance hall serves a living room, a dining room, a study room, separated toilets, an equipped kitchen with pantry/ laundry and a sleeping area with a bedroom, dressing room and shower room, some toilets.

Upstairs, a winter lounge, a bedroom, some toilets, a shower room and a dressing room.

Its assets: views over the Garonne river and the Quinconces Square, beautiful volumes, bright, two separate night areas, a large outdoor area and a car park.

Availability: 1 December 2023

Rent HC: 2 460 € including rent supplement 369 €

Provision for charges with annual adjustment: 500 €

Security deposit: 1 month rent HC

Barnes fees: ALUR Lease (13€/sqm including 3€/sqm for entry inventory) - Civil Code Lease (9% of annual rent HC + VAT)

# FEATURES

Type de bien:	Apartment	Surface:	175.79 m <sup>2</sup>	Terrain:	-
Charges:	-	Périodicité des charges:	-	Ascenseur:	Yes
Piscine:	-	Nombre de lots:	-	Taxe foncière:	-
Parking:	-	Compléments de loyer:	€369.00	NB de pièces:	6 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](http://www.georisques.gouv.fr)

## ENERGY PERFORMANCE DIAGNOSTIC

Diagnostic de performance énergétique (DPE) : C 147kWh/m<sup>2</sup>.year

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

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