



BORDEAUX/TOWNHALL AREA - 2 BEDROOMS FURNISHED FLAT - BALCONY

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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

On the 5th floor with elevator of a 1961 building, this 50,09 sqm (Boutin law measures) furnished flat comprises an entrance hall, a bedroom with cupboard, separated toilets, a semi-open fitted and equipped kitchen (mini fridge with freezer compartment, oven, microwave, 2 burner gas hob, hood, dishwasher), a bright living room with balcony and a clear view, a second bedroom with a dressing room overlooking the balcony.

A shower room with washing machine.

A bicycle room completes this property.

Its assets: brightness, without opposite, elevator, bicycle room.

Availability : mid july 2023

OOO Rent: 1 190 €.

Provision for monthly charges with annual revision: 70 € (common areas, cold water, elevator)

Security deposit: 2 months OOO rent

Barnes fees at tenant's charge : ALUR Lease (13€/sqm)- Civil Code Lease (9% annual OOO rent + VAT)

Guarantor or bank guarantee requested

# FEATURES

Type de bien:	Apartment	Surface:	50.09 m <sup>2</sup>	Terrain:	-
Charges:	-	Périodicité des charges:	-	Ascenseur:	Yes
Piscine:	-	Nombre de lots:	-	Taxe foncière:	-
Parking:	-	Compléments de loyer:	€160.00	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](http://www.georisques.gouv.fr)

## ENERGY PERFORMANCE DIAGNOSTIC

Diagnostic de performance énergétique (DPE) : A -2kWh/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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