



Furnished flat - Bordeaux Saint-Seurin - Garden



RENT : Rented

EMAIL : BORDEAUX@BARNES-INTERNATIONAL.COM

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 96 sqm furnished flat has been renovated in 2023. It is located on the ground floor of a stone building, with terrace and garden. It includes a living room on street side with double glazing and a study room area. Then in a row, a dining room, a second living room, a bathroom and a bedroom. Its assets: a garden, quiet bedroom, repainted except kitchen and bathroom, lots of charm.

Rent (excl charges): 1 700 € including 359 € additional rent (renovated floor, painting, bed linen supply, High ceiling, 1st rental, terrace, large garden with shed)

Monthly provision with annual regularization: 50 € (cold water, common electricity, garbage tax)

TCC rent: 1,750 €

Security deposit: 2 months rent

Barnes Fees at Tenant charge: Alur Lease (13€/sqm including 3€/sqm for the entry inventory) -

Civil Code Lease : 9% of the annual rent (excl charges) + VAT

Deposit wanted

FEATURES

Type de bien:	Apartment	Surface:	96.09 m ²	Terrain:	-
Charges:	-	Périodicité des charges:	-	Ascenseur:	-
Piscine:	-	Nombre de lots:	-	Taxe foncière:	-
Parking:	-	Compléments de loyer:	€356.00	NB de pièces:	4 rooms
NB de chambres:	1 bedroom	Honoraire à la charge:	of the owner and the tenant		

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) : F 333kWh/m².year

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

High energy consumption

Estimated amount of annual energy expenditure for standard use:
entre \$2,020.00 et \$2,780.00

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