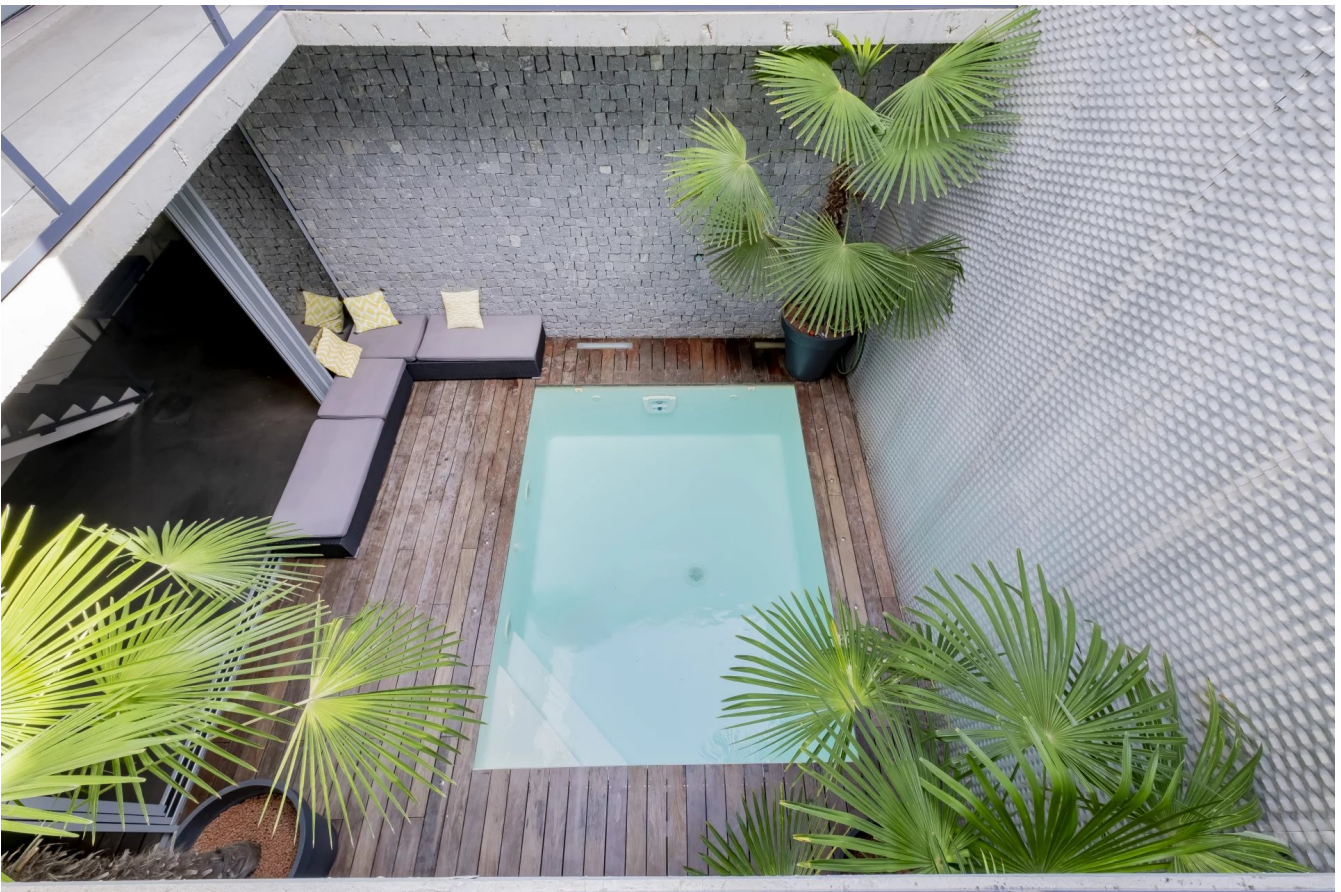




Loft style house - Bordeaux Ornano area - Swimming pool - Patio - Garage - Air conditioning

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RENT : Rented

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56 avenue de la Libération  
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## DESCRIPTION

284 sqm Loft style house on two levels with patio and swimming-pool.

On the ground floor, a large entrance hall with cupboards, a boiler room, a laundry room, some toilets, a bedroom with cupboards and a shower-room, a double bedroom for children sharing a bathroom.

On the 1st floor, which is air-conditioned, a living room with fitted kitchen, a master en-suite bedroom with shower room and a large dressing room, independent Toilets and a study room/ TV area. A garage completes this property.

Availability: free at ounce

Rent (excl.charges): 3,800 €

Tenant charges: water, gas, electricity, pool maintenance contract, boiler and air conditioning, household waste tax

Security deposit: 2 months rent (excl.Charges)

Barnes Fees : Alur Lease : 13€/sqm including 3€/sqm for the inventory of entry - Civil Code Lease : 9% of the annual rent excl.Charges + VAT

# FEATURES

Type de bien:	House	Surface:	284.74 m <sup>2</sup>	Terrain:	-
Charges:	-	Périodicité des charges:	-	Ascenseur:	-
Piscine:	-	Nombre de lots:	-	Taxe foncière:	-
Parking:	-	Compléments de loyer:	-	NB de pièces:	5 rooms
NB de chambres:	3 bedrooms	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](http://www.georisques.gouv.fr)

## ENERGY PERFORMANCE DIAGNOSTIC

Diagnostic de performance énergétique (DPE) : C 149kWh/m<sup>2</sup>.year

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

Estimated amount of annual energy expenditure for standard use:  
entre \$2,640.00 et \$3,640.00

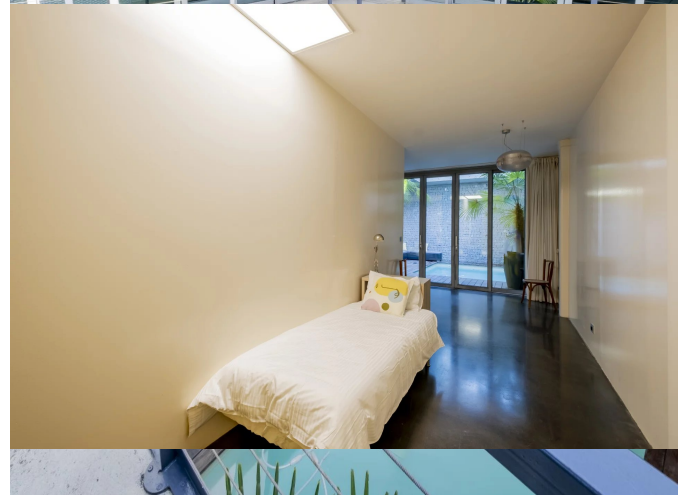
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