



BORDEAUX/CHARTRONS AREA-FURNISHED FLAT - 3 BEDROOMS - AIR
CONDITIONING - PARKING



RENT : Rented

EMAIL : BORDEAUX@BARNES-INTERNATIONAL.COM

38 cours Georges Clémenceau
33000 Bordeaux



PHONE : 05 33 09 30 89
bordeaux@barnes-international.com

56 avenue de la Libération
Charles de Gaulle
33110 Le Bouscat

DESCRIPTION

In the heart of the Chartrons area in a completely renovated building, this beautiful split level flat is located on the 2nd and last floor.

It consists on the 1st level, of a living room with a fitted and equipped open plan kitchen, Toilets, a lingerie area and a bedroom with its sink and shower.

On the 2nd level, a landing with a study room, a bedroom with 2 beds (80 cm each), a master bedroom with its dressing area.

Electric cast iron heating. Air conditioning. Bike room. Car park space included.

Its assets: 1st rental, good distribution of the living area, air conditioning, quiet and car park.

Availability: Immediate

OOC rent: €2,080

Provision for monthly charges with annual adjustment: €164 (recoverable charges)

at extra cost : electricity, water, internet.

Security deposit: 2 months rent OOC

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

FEATURES

Type de bien:	Apartment	Surface:	81.47 m ²	Terrain:	-
Charges:	-	Périodicité des charges:	-	Ascenseur:	-
Piscine:	-	Nombre de lots:	-	Taxe foncière:	-
Parking:	-	Compléments de loyer:	-	NB de pièces:	4 rooms
NB de chambres:	4 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

ENERGY PERFORMANCE DIAGNOSTIC

Diagnostic de performance énergétique (DPE) : C 147kWh/m².year

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

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