



BOUSCAT CENTRE - 3 BEDROOMS FLAT - BALCONIES AND TERRACE -
PARKING



RENT : Rented

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33000 Bordeaux



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56 avenue de la Libération
Charles de Gaulle
33110 Le Bouscat

DESCRIPTION

On the 6th and top floor of a secured residence, very nice, entirely renovated, split level flat with balconies and a 164 sqm terrace. It comprises an entrance hall with a dressing room, a large living room, a fully equipped (with Siemens household appliances), independent kitchen, a bathroom with shower - laundry/storeroom area in the extension.

The night area consists of a bedroom with cupboards, a second bedroom with cupboards and adjoining shower room, a third bedroom with its own shower room. 2 toilets.

Upstairs, a beautiful bright 27 sqm space ideal for a study room opening onto a magnificent 164 sqm terrace with unobstructed views. Gas heating. A cellar and a parking space complete this exceptional property.

Its assets: secured building and access, quiet, tastefully renovated with beautiful materials, easy tram access, parking, close to schools and shops.

Availability : immediate

Rent OOC: 3 000 €.

Provision for charges with annual adjustment: 193€ (common areas and garbages tax) in addition (electricity, gas, internet and water).

Security deposit: 1 month's rent OOC

Tenant's fees : Alur Lease (13€/sqm including entrance inventory of fixtures) Civil Code Lease (9% of the annual rent OOC + VAT)

FEATURES

Type de bien:	Apartment	Surface:	171.68 m ²	Terrain:	-
Charges:	-	Périodicité des charges:	-	Ascenseur:	Yes
Piscine:	-	Nombre de lots:	-	Taxe foncière:	-
Parking:	-	Compléments de loyer:	-	NB de pièces:	5 rooms
NB de chambres:	3 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 116kWh/m².year

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

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