



Empty house - Mérignac City Centre area - Air conditioning - Garage - Garden



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

Beautiful detached house built in 2017 with a front garden, a back garden, a terrace and a car park for three cars (19.89 sqm), and an arranged basement (33 sqm). Reversible air conditioning.

This 136,39 sqm house (Boutin measures) includes, on the ground floor, an entrance hall with dressing room, a living room with a semi-equipped open plan kitchen, a storeroom/ lingerie and toilets.

On the 1st level, toilets, three bedrooms, each with a dressing room but sharing a bathroom/ shower, a master en-suite bedroom with its shower room/ toilets. A common balcony for the master bedroom and one of the three bedrooms.

On the 2nd level, a study room.

Its assets: family home, quiet, storage, parking three vehicles including one in the garage, close downtown Mérignac walking, air conditioning, garden.

Availability: early January 2024

Rent HC: 2 525 €

Monthly flat fees: 100 € (maintenance garden trees, air conditioning and thermodynamic boiler)

Rent all taxes incl.: 2,625 €

Security deposit: 1 month rent HC

Fees Barnes at tenant charge: Alur Lease (main residence) 13 €/sqm including 3 €/sqm for the inventory of entry) - Civil Code Lease: 9% of the annual rent Out Of Charge + VAT

FEATURES

Type de bien:	House	Surface:	136.39 m ²	Terrain:	-
Charges:	-	Périodicité des charges:	-	Ascenseur:	-
Piscine:	-	Nombre de lots:	-	Taxe foncière:	-
Parking:	-	Compléments de loyer:	-	NB de pièces:	5 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) : A -2kWh/m².year

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

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



38 cours Georges Clémenceau
33000 Bordeaux

56 avenue Charles de Libération
Charles de Gaulle
33110 Le Bouscat



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