



Flat - Bordeaux Place du Palais area - Garage

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SELLING PRICE : €685,000

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56 avenue de la Libération  
Charles de Gaulle  
33110 Le Bouscat

## DESCRIPTION

Close to the Place du Palais, this 100 sqm split level flat has lots of charm, is in perfect condition and is located on the 3rd and last floor of a small condominium. This flat includes, on the 1st level, an entrance hall that distributes a large living room with a cathedral ceiling, a dining kitchen and a bedroom. On the 2nd level, a landing distributes two bedrooms, one with its bathroom, a shower room, a mezzanine and a dressing room. A large 36 sqm garage at the building ground level, completes this property located in a quiet street, close to shops and transports.

# FEATURES

Type de bien:	Apartment	Surface:	100.5 m <sup>2</sup>	Terrain:	-
Charges:	€478.00	Périodicité des charges:	€0.00	Ascenseur:	-
Piscine:	-	Nombre de lots:	6	Taxe foncière:	€1,706.00
Parking:	-	Compléments de loyer:	-	NB de pièces:	4 rooms
NB de chambres:	3 bedrooms	Honoraire à la charge:	from the seller		

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) : D 187kWh/m<sup>2</sup>.year

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

Estimated amount of annual energy expenditure for standard use:  
entre \$1,160.00 et \$1,610.00

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