



Flat - Bordeaux Palais Gallien area

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SELLING PRICE : €437,000

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56 avenue de la Libération  
Charles de Gaulle  
33110 Le Bouscat

## DESCRIPTION

A lot of charm for this 52,70 sqm split level flat that has been completely renovated and is located on the 2nd and last floor of a small condominium. This flat includes on the 1st level an entrance hall that distributes a very bright living room with an American kitchen. On the 2nd level, a landing distributes two bedrooms or a bedroom and a study room as well as a shower room. A cellar completes this property having preserved its old features and located in a street close to shops and transport of the Triangle district. Possibility to rent parking in the building.

# FEATURES

Type de bien:	Apartment	Surface:	52.7 m <sup>2</sup>	Terrain:	-
Charges:	€50.00	Périodicité des charges:	€0.00	Ascenseur:	-
Piscine:	-	Nombre de lots:	10	Taxe foncière:	€1,480.00
Parking:	-	Compléments de loyer:	-	NB de pièces:	3 rooms
NB de chambres:	1 bedroom	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 245kWh/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: \$820.00

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