



BORDEAUX HYPER CENTRE - FLAT WITH TERRACE - SOLE AGENTY



SELLING PRICE : €1,100,000

EMAIL : BORDEAUX@BARNES-INTERNATIONAL.COM

38 cours Georges Clémenceau
33000 Bordeaux



PHONE : +33533093089
bordeaux@barnes-international.com

56 avenue de la Libération
Charles de Gaulle
33110 Le Bouscat

DESCRIPTION

This beautiful 148 sqm flat is located on the 3rd and 4th floor of a recent building, close to the Triangle area and shops. On the 1st level, it includes an entrance hall, a living room opening onto a 24 sqm terrace, a dining kitchen, a laundry room and a large study room (convertible into a bedroom). On the 2nd level three bedrooms, one with its bathroom and dressing room, as well as a shower room. This split level flat, on the top floor, bathed with light offers a beautiful view over the Bordeaux rooftops.

Possibility of acquiring a parking space in addition.

For further information please contact

FEATURES

Type de bien:	Apartment	Surface:	148.47 m ²	Terrain:	-
Charges:	€223.00	Périodicité des charges:	€0.00	Ascenseur:	Yes
Piscine:	-	Nombre de lots:	-	Taxe foncière:	€2,688.00
Parking:	-	Compléments de loyer:	-	NB de pièces:	5 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

ENERGY PERFORMANCE DIAGNOSTIC

Diagnostic de performance énergétique (DPE) : A 68kWh/m².year

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

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