



APARTMENT WITH EXCLUSIVITY - 4 BEDROOMS - ELEVATOR- BORDEAUX / TRIANGLE

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SELLING PRICE : Sold

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EMAIL : [BORDEAUX@BARNES-INTERNATIONAL.COM](mailto:BORDEAUX@BARNES-INTERNATIONAL.COM)

SOLE AGENCY

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38 cours Georges Clémenceau  
33000 Bordeaux



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[bordeaux@barnes-international.com](mailto:bordeaux@barnes-international.com)

56 avenue de la Libération  
Charles de Gaulle  
33110 Le Bouscat

## DESCRIPTION

This 180 sqm apartment (173,40 sqm carrez law) serviced by a lift, enjoying an exceptional location, is located on the 2nd floor of a beautiful stone building with restored facade, in the heart of the Triangle area. This property with double exposure is composed of a nice entrance hall, a very bright living room facing south, with a separate dining kitchen, a corridor leading to 2 bedrooms, a study, a bathroom, a laundry room. A beautiful vaulted cellar completes this ideally located property. Beautiful address.

# FEATURES

Type de bien:	Apartment	Surface:	180.0 m <sup>2</sup>	Terrain:	-
Charges:	€2.055.00	Périodicité des charges:	€0.00	Ascenseur:	Yes
Piscine:	-	Nombre de lots:	5	Taxe foncière:	€2,600.00
Parking:	-	Compléments de loyer:	-	NB de pièces:	5 rooms
NB de chambres:	4 bedrooms	Honoraire à la charge:	to the buyer		

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 226kWh/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

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