



BORDEAUX - GOLDEN TRIANGLE - SPLIT LEVEL FLAT - 2 BEDROOMS -  
EXCLUSIVE PROPERTY

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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



PHONE : 05 33 09 30 89  
[bordeaux@barnes-international.com](mailto:bordeaux@barnes-international.com)

56 avenue de la Libération  
Charles de Gaulle  
33110 Le Bouscat

## DESCRIPTION

In the heart of Bordeaux, on the 2nd floor of a beautiful 18th century building, this flat benefits from an exceptional location. It is made up as followed : The first level has a beautiful entrance hall with a glass roof, a big passage way leading to a master suite bedroom with a shower-room and a walk-in closet, another bedroom with bathroom, as well as toilets. A staircase leads to the 3rd and last floor of the building comprising a clearing area serving, on one side a kitchen and a scullery, on the other side, a study room, toilets and a laundry room. A 45 sqm living-room under glass roof gives you an unobstructed view on the heart of the city (Monument to the Girondins, Allées of Tourny, ...). A 20 sqm cellar completes this exceptional property.

# FEATURES

Type de bien:	Apartment	Surface:	195.0 m <sup>2</sup>	Terrain:	-
Charges:	€2,500.00	Périodicité des charges:	€0.00	Ascenseur:	-
Piscine:	-	Nombre de lots:	3	Taxe foncière:	-
Parking:	-	Compléments de loyer:	-	NB de pièces:	4 rooms
NB de chambres:	2 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](http://www.georisques.gouv.fr)

## ENERGY PERFORMANCE DIAGNOSTIC

Diagnostic de performance énergétique (DPE) : ? Not specified

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

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