



BORDEAUX/TRIANGLE NEARBY- 4 BEDROOMS FLAT-CELLAR

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SELLING PRICE : Sold

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

38 cours Georges Clémenceau  
33000 Bordeaux



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56 avenue de la Libération  
Charles de Gaulle  
33110 Le Bouscat

## DESCRIPTION

This beautiful 206 sqm is completely renovated, has preserved its old features, and is located on the 3rd floor (served by an elevator) of a stone building close to the Cours de l'Intendance.

This property includes an entrance hall that distributes a large reception room, a very bright 50 sqm living room, a fully furnished and equipped dining kitchen designed by Leicht, a laundry room, a study room, four bedrooms including one with its bathroom, and a shower room.

A cellar completes this beautiful flat bathed with light, ideally located close to shops and Tramway lines.

Possible Professional use.

Parking for rental nearby

# FEATURES

Type de bien:	Apartment	Surface:	205.02 m <sup>2</sup>	Terrain:	-
Charges:	€278.00	Périodicité des charges:	€0.00	Ascenseur:	Yes
Piscine:	-	Nombre de lots:	51	Taxe foncière:	€2,147.00
Parking:	-	Compléments de loyer:	-	NB de pièces:	7 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) : A -3kWh/m<sup>2</sup>.year

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

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