



SOLE AGENT – SPLIT LEVEL FLAT FOR SALE - BORDEAUX PUBLIC GARDEN  
AREA - 3 BEDROOMS - CELLAR

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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 a beautiful stone building (three flats) located in a quiet street in the immediate vicinity of the Public Garden, the tram and the shops of Fondaudège street, this superb flat with double exposure has been renovated in 2019.

On the second and last floor of the building, an entrance hall leads to a bright living room enjoying an unobstructed view, a semi-open dining kitchen, as well as a master en-suite bedroom with shower room and dressing room also enjoying a clear view over the neighboring gardens.

A staircase leads to the attic floor which has two bedrooms, a bathroom and a study room area on the landing.

The old services have been preserved : ceiling height, wooden floors, mouldings and a working fireplace. A cellar/ laundry room almost adjoining the flat and a cellar complete this property ideally located in the heart of the city center of Bordeaux.

# FEATURES

Type de bien:	Apartment	Surface:	88.98 m <sup>2</sup>	Terrain:	-
Charges:	€300.00	Périodicité des charges:	€0.00	Ascenseur:	-
Piscine:	-	Nombre de lots:	3	Taxe foncière:	€1,557.00
Parking:	-	Compléments de loyer:	-	NB de pièces:	4 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) : C 175kWh/m<sup>2</sup>.year

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

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