



Furnished flat - Bordeaux/Public Garden area- 2 terraces - Air conditioning



RENT : 3,970 €

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

Beautiful 215 sqm split level flat, on the 3rd and 4th floor of a stone building with elevator.

1st level : sleeping area composed of a large master suite (45 sqm) bedroom with dressing room and shower room with toilets, and two bedrooms each with a closet and a shower room.

2nd level : large air-conditioned living room with 3 separated areas : living room, TV lounge, dining room and a fully equipped open plan kitchen. Toilets. Two terraces complete this exceptional property.

Its assets: bright, air conditioning, outdoor areas and location (near Public Garden)

Availability: 2024 9th September

Rent HC: 4,000 €

Monthly provision with annual regularisation: 100 € (common parts maintenance, electricity and elevator)

Security deposit: 1 month HC rent

Barnes fees charge tenant: Lease Alur (13 €/sqm including 3 €/sqm for the inventory of entry) -

Civil Code lease: 9% of annual rent HC + VAT

Deposit required

FEATURES

Type de bien:	Apartment	Surface:	215.75 m ²	Terrain:	-
Charges:	-	Périodicité des charges:	-	Ascenseur:	-
Piscine:	-	Nombre de lots:	-	Taxe foncière:	-
Parking:	-	Compléments de loyer:	€505.00	NB de pièces:	5 rooms
NB de chambres:	3 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

ENERGY PERFORMANCE DIAGNOSTIC

Diagnostic de performance énergétique (DPE) : C 150kWh/m².year

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

Estimated amount of annual energy expenditure for standard use:
entre \$2,090.00 et \$2,890.00

38 cours Georges Clémenceau
33000 Bordeaux



PHONE : +33533093089
bordeaux@barnes-international.com

56 avenue de la Libération
Charles de Gaulle
33110 Le Bouscat



38 cours Georges Clémenceau
33000 Bordeaux



PHONE : +33533093089
bordeaux@barnes-international.com

56 avenue de la Libération
Charles de Gaulle
33110 Le Bouscat