



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

---



RENT : 3,970 €

---

EMAIL : [BORDEAUX@BARNES-INTERNATIONAL.COM](mailto:bordeaux@barnes-international.com)

---

38 cours Georges Clémenceau  
33000 Bordeaux



PHONE : +33533093089  
[bordeaux@barnes-international.com](mailto:bordeaux@barnes-international.com)

56 avenue de la Libération  
Charles de Gaulle  
33110 Le Bouscat

## DESCRIPTION

Beautiful empty 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: 3,870 €

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 <sup>2</sup> | 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](http://www.georisques.gouv.fr)

## ENERGY PERFORMANCE DIAGNOSTIC

Diagnostic de performance énergétique (DPE) : C 150kWh/m<sup>2</sup>.year

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