



Furnished house - Bordeaux/ Tondu area- air conditioning - garage and outdoor area

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RENT : Rented

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

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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

Furnished house in Art Deco style on 4 levels in a quiet street with garage, terrace and small garden.

On the 1st floor, this property offers a living room, a dining room and a fully equipped kitchen with terrace.

On the second floor, a master bedroom with dressing room and shower room, a bedroom, a bathroom, some toilets.

On the last floor, two under slope bedrooms (18 and 22 sqm on the floor)

On the ground floor, a laundry/ boiler room, a bedroom with shower room/ Toilets. Heating with gas and air conditioning

Its assets: bright, family house, garage and a parking space 5 minutes in a residence nearby in Tondu street, an outdoor area.

Available: end of August

Rent: 2,700 € (including rent supplement)

Deposit: 2 months rent

Barnes fees at renter charges: Lease Alur (13€/sqm) - Civil Code Lease (7% of annual rent HC + VAT)

Deposit required

# FEATURES

Type de bien:	House	Surface:	144.98 m <sup>2</sup>	Terrain:	-
Charges:	-	Périodicité des charges:	-	Ascenseur:	-
Piscine:	-	Nombre de lots:	-	Taxe foncière:	-
Parking:	-	Compléments de loyer:	€623.00	NB de pièces:	7 rooms
NB de chambres:	5 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 170kWh/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

Estimated amount of annual energy expenditure for standard use:  
entre \$1,660.00 et \$2,290.00

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