



BORDEAUX BASSINS A FLOTS AREA- 101 SQM FLAT - 4 BEDROOMS - TERRACE  
- PARKING

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SELLING PRICE : €525,000

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38 cours Georges Clémenceau  
33000 Bordeaux



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56 avenue de la Libération  
Charles de Gaulle  
33110 Le Bouscat

## DESCRIPTION

Located in the Bassins à Flots new district, close to all services (tramways, shops, schools..) in a building built in 2017, beautiful bright 101 sqm flat located on the third floor with elevator.

An entrance hall serves a living room with a very nice open plan kitchen and opening onto a 61 sqm terrace.

A corridor leads to four bedrooms, one with a shower room as well as a separated bathroom.

Three bedrooms have also access to the terrace.

A large private and covered parking space as well as a collective bike garage complete this property.

# FEATURES

Type de bien:	Apartment	Surface:	101.0 m <sup>2</sup>	Terrain:	-
Charges:	€550.00	Périodicité des charges:	€0.00	Ascenseur:	Yes
Piscine:	-	Nombre de lots:	-	Taxe foncière:	€2,000.00
Parking:	-	Compléments de loyer:	-	NB de pièces:	5 rooms
NB de chambres:	4 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) : ? Not specified

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

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