



175 SQM SPLIT LEVEL FLAT FOR SALE - BORDEAUX HYPERCENTRE - 3
BEDROOMS - ELEVATOR - BALCONY - CELLARS



SELLING PRICE : €1,195,000

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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

This magnificent 175 sqm split level flat, with elevator, is located on the last floor of a beautiful stone building.

It includes an entrance hall which leads to a separated kitchen as well as a dining room and a living room with preserved old features opening onto a long balcony with unobstructed view.

The first floor has three bedrooms, two shower rooms, a dressing room and a large 31 sqm area that could easily be converted into a fourth bedroom.

Two cellars complete this flat.

FEATURES

Type de bien:	Apartment	Surface:	175.0 m ²	Terrain:	-
Charges:	€913.00	Périodicité des charges:	€0.00	Ascenseur:	Yes
Piscine:	-	Nombre de lots:	-	Taxe foncière:	€2,747.00
Parking:	-	Compléments de loyer:	-	NB de pièces:	6 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

ENERGY PERFORMANCE DIAGNOSTIC

Diagnostic de performance énergétique (DPE) : B 70kWh/m².year

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

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