



BORDEAUX TRIANGLE - PRESTIGIOUS APARTMENT



SELLING PRICE : €1,365,000

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

At the heart of the TRIANGLE and of all the places of interest of BORDEAUX, a luxury apartment situated on the 2nd floor of a stone building understanding 2 beautiful reception rooms opening on a continuous balcony, an adjacent office, a large kitchen with a dining room under a lovely glass roof, 2 bedrooms with each a shower room, a parental continuation with independent dressing room, lingerie, shower room and toilet. A 30 sq.m arched cellar completes this real property of exception. Very spacious and well kept decoration. Parquet floor, moulding, fireplace and stained-glass windows are of origin.

FEATURES

Type de bien:	Apartment	Surface:	196.59 m ²	Terrain:	-
Charges:	€218.00	Périodicité des charges:	€0.00	Ascenseur:	-
Piscine:	-	Nombre de lots:	-	Taxe foncière:	€2,200.00
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) : D 180kWh/m².year

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

Estimated amount of annual energy expenditure for standard use:
entre \$2,230.00 et \$3,060.00

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