



63 sqm flat on the 3rd floor - Palais Gallien/Fondaudège area- 2 bedrooms -
Loggia – Car park - Elevator



SELLING PRICE : €472,500

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

Near the Public Garden, this beautiful flat of almost 63 sqm with a loggia is located on the 3rd floor of a building delivered in 2022.

The entrance hall opens onto a living/dining room with an open plan kitchen and overlooks the loggia allowing to enjoy the outdoor area.

The night area has two bright bedrooms and a bathroom with beautiful features and beautiful materials.

An elevator and a parking space complete this property in perfect condition located close to the D tram line and shops.

FEATURES

Type de bien:	Apartment	Surface:	62.92 m ²	Terrain:	-
Charges:	-	Périodicité des charges:	-	Ascenseur:	Yes
Piscine:	-	Nombre de lots:	-	Taxe foncière:	-
Parking:	-	Compléments de loyer:	-	NB de pièces:	3 rooms
NB de chambres:	-	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) : A 59kWh/m².year

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

Estimated amount of annual energy expenditure for standard use:
entre \$366.00 et \$496.00

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