



BORDEAUX DARWIN AREA- 101SQM FLAT -3 BEDROOMS-TERRACE

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SELLING PRICE : €599,000

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EMAIL : [BORDEAUX@BARNES-INTERNATIONAL.COM](mailto:bordeaux@barnes-international.com)

38 cours Georges Clémenceau  
33000 Bordeaux



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56 avenue de la Libération  
Charles de Gaulle  
33110 Le Bouscat

## DESCRIPTION

In Bordeaux, this beautiful four-rooms flat is located near the Garonne river and has a panoramic view over Bordeaux, and is close to the tram A line (Thiers-Benauge) and the Batcub. It is composed of three bedrooms, a bathroom and a shower room, a beautiful kitchen, a living room opening onto the terrace. It is located in a new building.

A parking space is included and a second one is possible as an option.

Transport and shops nearby.

# FEATURES

|                 |           |                          |                      |                |           |
|-----------------|-----------|--------------------------|----------------------|----------------|-----------|
| Type de bien:   | Apartment | Surface:                 | 101.0 m <sup>2</sup> | Terrain:       | -         |
| Charges:        | €174.00   | Périodicité des charges: | €0.00                | Ascenseur:     | Yes       |
| Piscine:        | -         | Nombre de lots:          | -                    | Taxe foncière: | €1,271.00 |
| Parking:        | -         | Compléments de loyer:    | -                    | NB de pièces:  | 4 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](http://www.georisques.gouv.fr)

## ENERGY PERFORMANCE DIAGNOSTIC

Diagnostic de performance énergétique (DPE) : A 47kWh/m<sup>2</sup>.year

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

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