



119 sqm flat - Bordelais Park area- 80 sqm Landscaped terrace - Cellar



SELLING PRICE : €980,000

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

Very nice 119 sqm flat located on the 5th and last floor of a building, with a breathtaking view over the Bordelais Park. Completely renovated in 2021, this property includes an entrance hall that serves a beautiful living space with a sitting room, a dining room and a fully equipped kitchen, fully opening on an 80 sqm landscaped terrace. On the night side, three bedrooms including a master en-suite split level bedroom with a plunging view without any face to face into the Bordelais Park, a bathroom, as well as a shower room. A cellar completes this property, ideally located, and close to shops, the Bordelais Park, the tramlines, BHNS (High level of service bus) and schools.

Possibility to acquire a double closed box at -1 level of the building, in addition to the price.

FEATURES

Type de bien:	Apartment	Surface:	119.0 m ²	Terrain:	-
Charges:	-	Périodicité des charges:	-	Ascenseur:	Yes
Piscine:	-	Nombre de lots:	-	Taxe foncière:	€2,473.00
Parking:	-	Compléments de loyer:	-	NB de pièces:	4 rooms
NB de chambres:	2 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) : C 116kWh/m².year

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

Estimated amount of annual energy expenditure for standard use:
entre \$820.00 et \$1,160.00

38 cours Georges Clémenceau
33000 Bordeaux



PHONE : +33533093089
bordeaux@barnes-international.com

56 avenue de la Libération
Charles de Gaulle
33110 Le Bouscat



38 cours Georges Clémenceau
33000 Bordeaux



PHONE : +33533093089
bordeaux@barnes-international.com

56 avenue de la Libération
Charles de Gaulle
33110 Le Bouscat