

Under offer. 1 bed apartment on a quiet street, Tondou, central Bordeaux

EXCLUSIVE



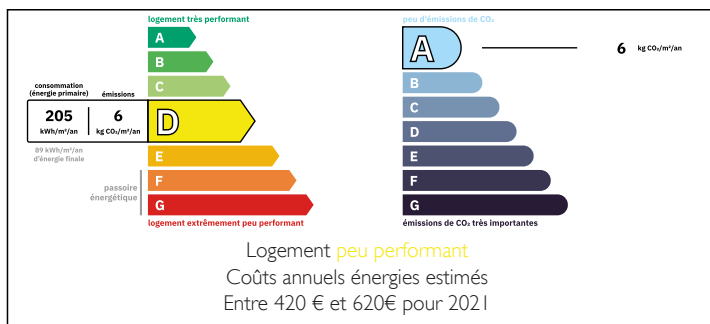
INFORMATION

Town:	Bordeaux
Department:	Gironde
Bed:	1
Bath:	1
Floor:	30 m2
Plot Size:	0 m2

IN BRIEF

1 bedroom apartment in a quiet street in the Tondou area of central Bordeaux. This 30 m² apartment is located on the first and last floor of a stone building, 900 m from Place Pey Berland. The apartment is sold rented with a tenant until June 2025.

ENERGY - DPE



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.

DESCRIPTION

This 30 m² apartment has a 16 m² living room with kitchen and a large SW facing window. The 10 m² bedroom has a wall of storage for clothes and a velux window with remote control for the blind and to open / close. The bathroom has a bath with shower and wc.

The apartment is ideally located in the Tondu area of Bordeaux, 900 m from Place Pey Berland, 500 m from Tram A, Palais de Justice and 350 m from the new Express bus to the train station.

Co-owned building of 14 units
Provisional annual charges: 601€

Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

LOCAL TAXES

Taxe foncière:	702 EUR
Taxe habitation:	EUR

NOTES