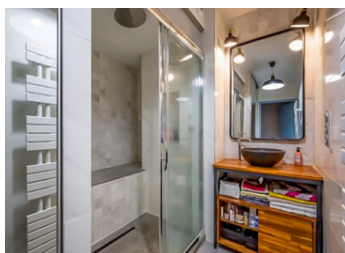
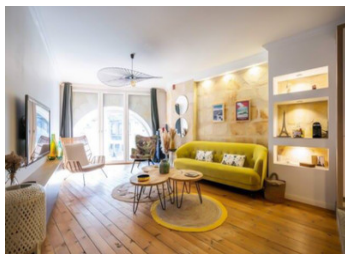


## Luxury flat near Place du Palais 78 m2.



## INFORMATION

Town:	Bordeaux
Department:	Gironde
Bed:	2
Bath:	1
Floor:	78 m2
Plot Size:	0 m2

## IN BRIEF

Located on Bordeaux's stunning quay, just meters from the city's vibrant riverfront, discover this stunning 80 m<sup>2</sup> apartment . Located in a small, well-maintained co-ownership, this bright apartment offers high-end features. The open kitchen is equipped with premium appliances (wine cellar, induction cooktop with extractor, matte black granite countertop) and ample storage.

The dining area, illuminated by a zenithal skylight and Eiffel-style beams, creates a warm, inviting atmosphere. A versatile 13 m<sup>2</sup> space, currently used as a child's bedroom, can serve as a cinema room or home office.

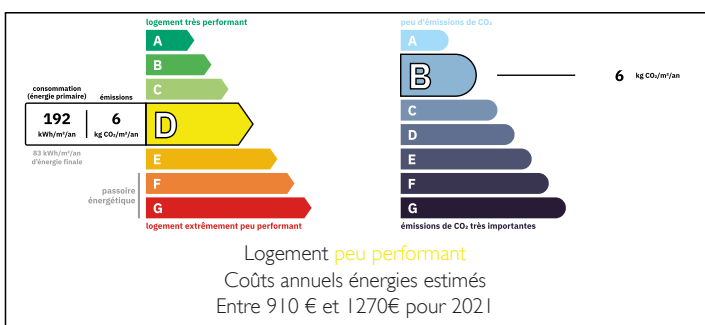
The elegant bathroom includes a steam shower, and separate WC adds convenience. The master bedroom features a spacious dressing area.

Move-in ready, this apartment also includes a

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.

## ENERGY - DPE



## DESCRIPTION

Virtual tours, additional photos, and visits are also available upon request.

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Co-owned building of 9 units  
Provisional annual charges: 1080€

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

## LOCAL TAXES

**Taxe foncière: 1570 EUR**

**Taxe habitation: EUR**

## NOTES