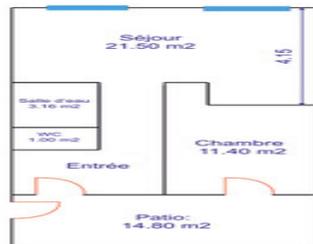
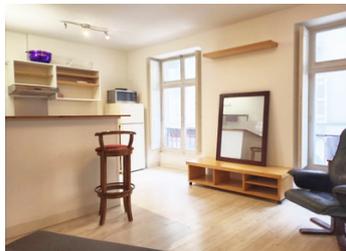


## Charming apartment with private patio in the heart of Bordeaux



## INFORMATION

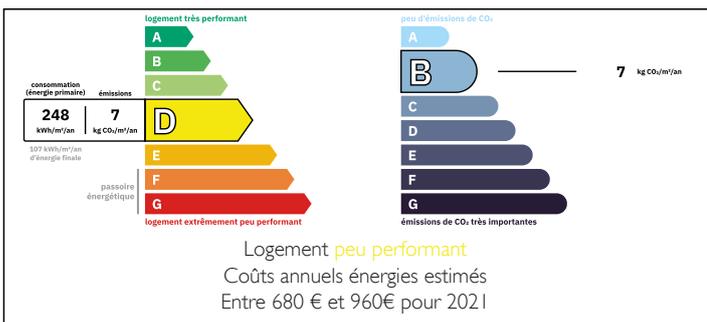
Town:	Bordeaux
Department:	Gironde
Bed:	1
Bath:	1
Floor:	42 m2
Outside Space:	14 m2

## IN BRIEF

Ideally located just 50 meters from the Porte de Cailhau, this 42 m<sup>2</sup> apartment combines comfort and character. It features a bright 21 m<sup>2</sup> living room with a kitchenette, perfect for relaxing or entertaining. The 11 m<sup>2</sup> bedroom offers a cozy retreat, complemented by a bathroom and a separate toilet.

A rare gem in the city center: a private patio of approximately 15 m<sup>2</sup>, a true haven of peace away from the urban bustle.

## 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

Ideally located just 50 meters from the Porte de Cailhau, this 42 m<sup>2</sup> apartment combines comfort and character. It features a bright 21 m<sup>2</sup> living room with a kitchenette, perfect for relaxing or entertaining. The 11 m<sup>2</sup> bedroom offers a cozy retreat, complemented by a bathroom and a separate toilet.

A rare gem in the city center: a private patio of approximately 15 m<sup>2</sup>, a true haven of peace away from the urban bustle.

An ideal property for those who love city life, just steps from the riverfront and local shops.

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Co-owned building of 1 units  
Provisional annual charges: 929€

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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 habitation:** EUR

## NOTES