

## Studio flat with balcony and view onto Bordeaux Cathedral

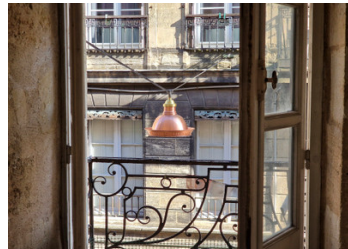


## INFORMATION

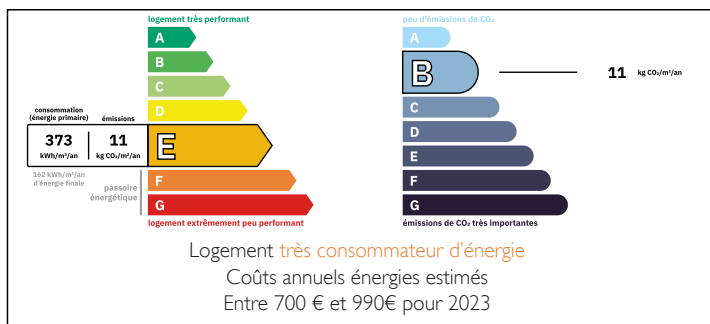
Town:	Bordeaux
Department:	Gironde
Bed:	0
Bath:	1
Floor:	22 m2
Outside Space:	3 m2

## IN BRIEF

Studio apartment on Rue des Remparts. Balcony with views onto Place Pey Berland and Bordeaux Cathedral. 2 French doors open from the living room onto the 3m<sup>2</sup> balcony which runs the full width of the apartment. This studio apartment is on the 2nd floor of a stone property with 5 floors. The apartment benefits from stone walls and a phonic insulation in the ceiling. Once renovated this property will be the most desirable studio apartment in Bordeaux due to its location and balcony.



## 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 studio apartment with a unique balcony that is East facing and looking onto the Rue des Remparts has enormous potential. The property is located on the 2nd floor of a small stone building with 5 similar sized studios over 5 floors. The common areas are managed by a management agency.

The main living space measures 14m<sup>2</sup> and opens onto a 3m<sup>2</sup> balcony through 2 French doors. The overall floor space measures 22m<sup>2</sup> including the bathroom and kitchenette. This property has enormous potential and is located on a very desirable pedestrian street in the heart of Bordeaux.

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Co-owned building of 6 units

Provisional annual charges: 1000€

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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: 712 EUR**

**Taxe habitation: EUR**

## NOTES