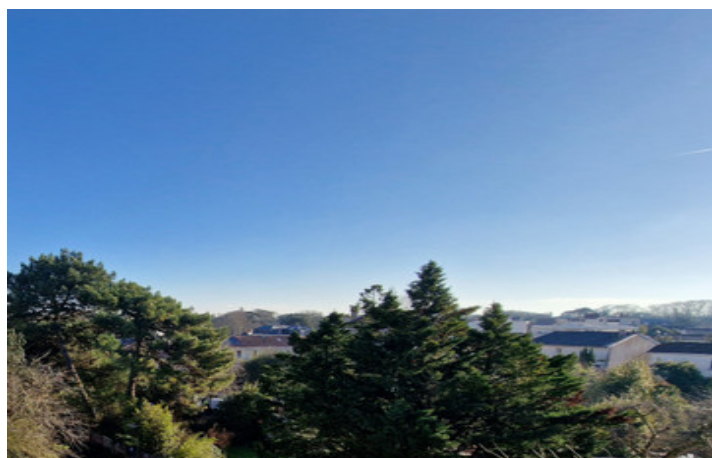
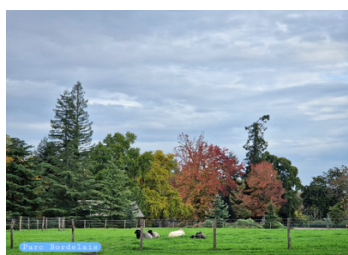
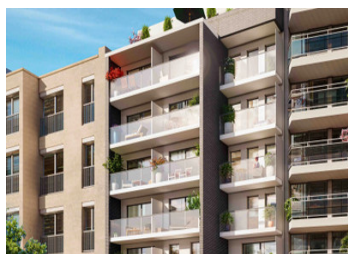


## Parc Bordelais : newbuild 1 bedroom apartment with a car parking space



## INFORMATION

Town:	Bordeaux
Department:	Gironde
Bed:	1
Bath:	1
Floor:	39 m2
Outside Space:	12 m2



## IN BRIEF

Bordeaux Caudéran. New 4th floor apartment with 1 bedroom and 1 parking space. 39m<sup>2</sup> of living space with quality finishings plus a 12m<sup>2</sup> balcony. Sought after location; 400m from the Parc Bordelais, 500m from the center of Caudéran, 80m to the new Express bus (takes 12 minutes to Place Gambetta), 80m to a boulangerie and supermarket.

## ENERGY - DPE

DPE not required.

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

Bordeaux Caudéran, 400m from Parc Bordelais. This new luxury apartment in a secure development with 17 apartments is ideally located with immediate access to commodities and transport.

This 4th floor apartment offers a balcony with views to the Parc Bordelais. The 15m<sup>2</sup> open plan living space leads onto the 12m<sup>2</sup> balcony. The bedroom measures 12m<sup>2</sup>. A bathroom and separate WC complete this well appointed apartment.

Reversible air-conditioning heats and cools this property which can be controlled at a distance via home automation. An inside lift serves all 7 floors. 1 car parking space is sold with this property. There is an additional bicycle store and a shared garden on the ground floor.

This apartment is in construction and will be delivered in Q4 of 2025.

As a new development this property benefits from a 10 year building guarantee and reduced notary fees at purchase.

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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