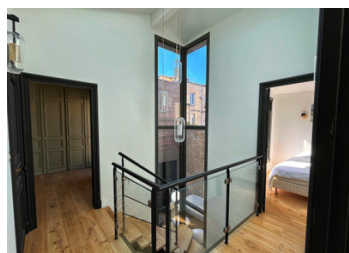


Chartrons, near Place Picard. Large garage, terrace, 4 bedrooms, 3 bathrooms. High specification renovation



INFORMATION

Town:	Bordeaux
Department:	Gironde
Bed:	4
Bath:	3
Floor:	158 m2
Plot Size:	21 m2

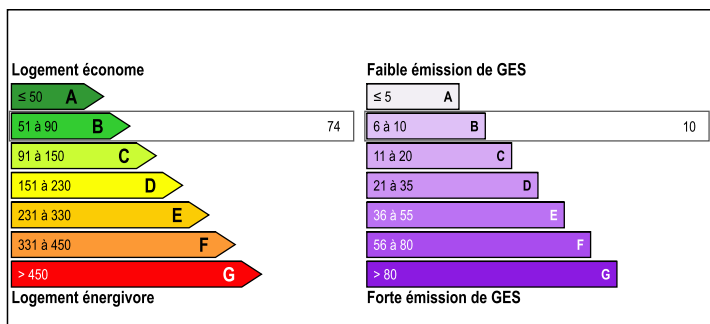


IN BRIEF

Chartrons: very well renovated duplex apartment that feels like living in a house. Terrace with jacuzzi and a large garage. Quiet street 250m from Place Picard.

38m² garage with space for 2 cars including an electric charger. A 21m² terrace with jacuzzi not overlooked. 4 bedrooms, 3 bathrooms, 3 toilets. A luxury renovation with a large open living space which in turn opens onto the terrace. Harmonious decoration with exposed stone, a polished concrete floor and aluminum window frames. Underfloor heating in addition to reversible air conditioning.

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

Turn-key luxury apartment which feels like a house located in the Chartrons district.

High specification renovation in a stone building. Independent entrance through a large garage. The large 38m² garage offers the possibility of parking 2 vehicles with a charging station for electric vehicles as well as ground lighting.

On the ground floor: a laundry room with plenty of storage, separate toilets, a large fully fitted and equipped kitchen, a dining area, a living room opening onto an outdoor patio with its jacuzzi, a hallway with fireplace, a master bedroom with storage and a large bathroom. Underfloor heating in addition to reversible air conditioning.

On the first floor, a hallway leading to a bedroom/office with cupboards, separate toilet, a bathroom, a second bedroom with cupboards as well as a third bedroom with its own shower room and cupboards.

Co-owned building of 3 units
Provisional annual charges: 283€

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

LOCAL TAXES

Taxe foncière: 2855 EUR

Taxe habitation: EUR

NOTES