

Saint Croix - 2-Bedroom Apartment – Quiet, Bright, and Secure – Ideal for Young Professionals or Couples



INFORMATION

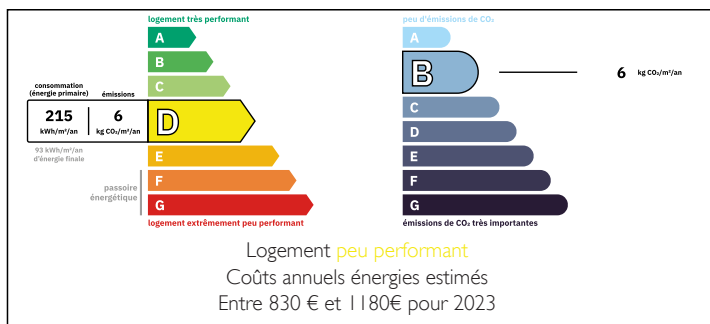
Town:	Bordeaux
Department:	Gironde
Bed:	2
Bath:	1
Floor:	100 m2
Plot Size:	0 m2



IN BRIEF

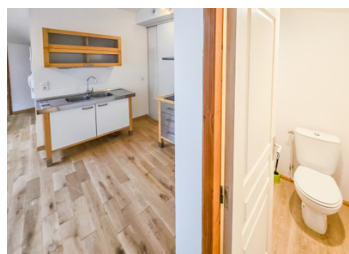
Located in a peaceful setting, this charming apartment is filled with natural light and features two bedrooms, a comfortable living area, and quality amenities. A rare property combining serenity, optimal insulation, and security — perfect for a single occupant or a young couple in search of comfort.

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

A true **haven of peace**, this 3-room apartment (2 bedrooms + living room) will charm you with its **soft and calming atmosphere**, ideal for unwinding after a busy day.

Nestled in a **quiet environment**, it enjoys **exceptional natural light** thanks to its **high-end Velux skylights**, which flood the space with daylight while ensuring **excellent thermal and sound insulation**.

The living room is **comfortable and welcoming**, perfectly suited for relaxing or working from home. The two bedrooms are **well laid out**, offering ideal spaces for either personal use or a mixed setup (bedroom/home office).

A **spacious garage** with a **motorized and secure door** is included – a true everyday asset with **direct access**, providing both convenience and peace of mind.

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