

## Saint Croix - 3-room apartment located on the 3rd floor with large garage



## INFORMATION

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

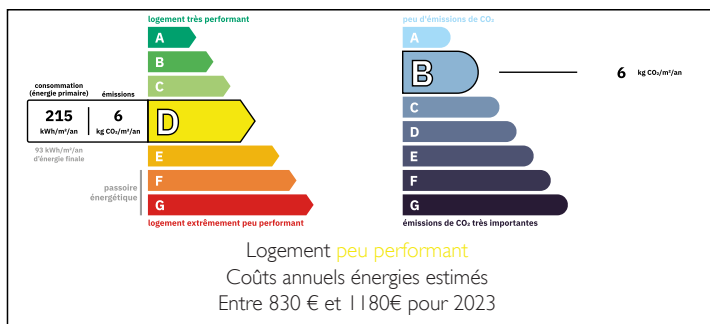


## IN BRIEF

Superb two-bedroom apartment in the Saint Croix district of Bordeaux.

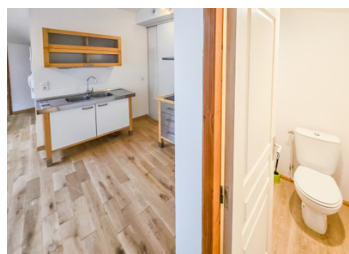
This apartment offers many quality features, including its location, quietness, garage, and excellent condition.

## 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.



## LOCAL TAXES

Taxe habitation: EUR

## NOTES

## DESCRIPTION

Superb apartment (100m<sup>2</sup> floor area) is located on the 3rd and top floor of a three-unit condominium in the heart of the Saint Croix district of Bordeaux.

You'll fall under the spell of this small condominium with its impeccable common areas, just like this equally impeccable apartment with its meticulous finishes.

You'll enjoy a large living room with an open kitchen leading to two bedrooms, one bathroom, and one toilet.

Electric skylights, reversible air conditioning, and a whirlpool bath.

A large 31m<sup>2</sup> garage completes this property, with a height of nearly 4 meters, which will further impress you. A real plus, rare and appreciated in this sought-after area of Bordeaux.

This truly is an ideal location for a centrally located pied-à-terre in absolute tranquility.

A must-see

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