

Quiet 32m apartment with 40m terrace, 600m from Tram D Mairie du Bouscat

EXCLUSIVE



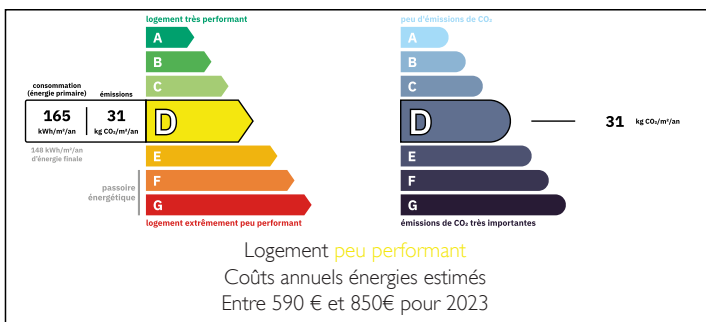
INFORMATION

Town:	Le Bouscat
Department:	Gironde
Bed:	0
Bath:	1
Floor:	32 m2
Outside Space:	40 m2

IN BRIEF

Ground floor studio apartment with 32m² of living space and 40m² South and East facing terraces. This apartment located in a sought after residence surrounded by landscaped gardens is sold with a parking space and cellar. The residence is ideally located 600m from the Tram D stop at Mairie du Bouscat.

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 ground floor apartment is located in a well presented apartment building 600m from the Tram D stop Mairie du Bouscat, 250m from La Chêneraie park and 1,4km from the Parc Bordelais. The 40m² L shaped terrace offers South and East exposure and a view onto landscaped gardens that surround the building.

The bright 19m² living room benefits from 2 sliding glass patio doors onto the South and East terraces. The 3m² kitchen opens onto the living space and has a window overlooking the terrace. The bathroom with a bath and WC also has a window opening onto the terrace. A generous 5m² entrance hall with cupboards completes this spacious studio apartment full of potential.

The apartment is sold with a 2m² cellar and an outdoor allocated parking space. The apartment has gas central heating.

This apartment could be a very pleasant permanent home or a good rental opportunity. The 20m² living space could be partitioned to include a separate bedroom.

Co-owned building of 122 units
Provisional annual charges: 682€

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

LOCAL TAXES

Taxe foncière: 1043 EUR

Taxe habitation: EUR

NOTES