

2 bed apartment with 66m² terrace and parking space next to Tram C, less than 2km to Bordeaux train station.



INFORMATION

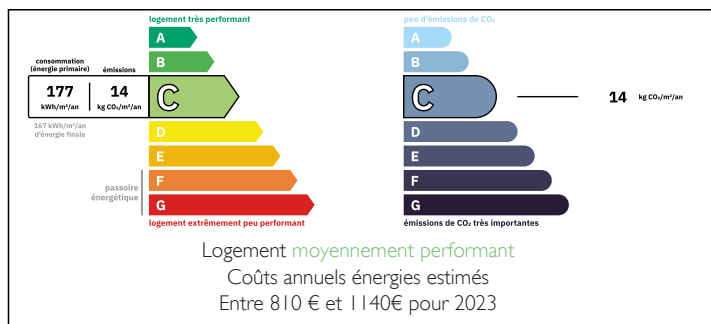
Town:	Bègles
Department:	Gironde
Bed:	2
Bath:	1
Floor:	57 m ²
Outside Space:	66 m ²



IN BRIEF

Well presented 2 bedroom apartment on the 5th floor of an apartment building built in 2014. Benefits from a 66m² terrace, a private parking space and air conditioning. The Tram C stop at Terres Neuves is next to the apartment. Gare St Jean is less than 2km away.

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 57m² apartment with 2 bedrooms opens onto a 66m² terrace that overlooks the Terres Neuves square and Tram C stop. The apartment is on the 5th floor and is sold with a private parking space. The living space with a fitted kitchen measures 22m² and has French doors looking out onto the terrace. The main bedroom measures 15m², includes a fitted wardrobe and is dual aspect both East and North. The second bedroom measures 9m² and also opens onto the terrace.

The apartment benefits from radiateurs heated from communal heating as well as air conditioning with units in the living space and the main bedroom. The location is ideal for quick access to Bordeaux's St Jean train station, to the center of Bordeaux as well as the motorway ringroad. The Tram C stop Terres Neuves is next to the apartment. A supermarket is located below the apartment. The Cité Numérique is also very close to this property.

Co-owned building of 80 units
Provisional annual charges: 2336€

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

LOCAL TAXES

Taxe foncière: 1210 EUR

Taxe habitation: EUR

NOTES