

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



INFORMATION

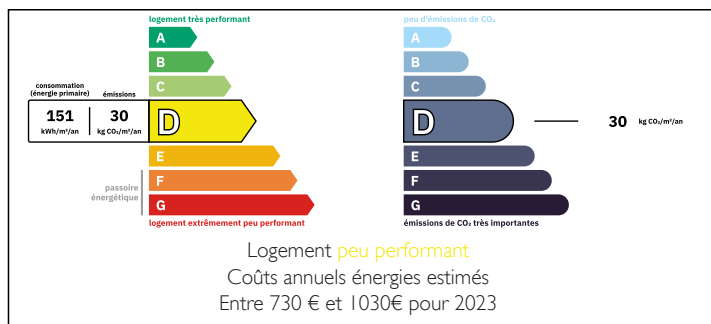
Town:	Bègles
Department:	Gironde
Bed:	1
Bath:	1
Floor:	45 m2
Outside Space:	13 m2



IN BRIEF

Well presented 1 bedroom apartment on the 1st floor of an apartment building built in 2013. Benefits from a 13m² terrace, a private parking space and pleasant outlook. 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 45m² apartment with 1 bedroom opens onto a 13m² covered terrace. The apartment is on the 1st floor and is sold with a private parking space. The living space with kitchen measures 24m² and has French doors looking out onto the terrace. The main bedroom measures 12m² and includes a fitted wardrobe.

The apartment benefits from radiateurs heated from communal heating included in the building charges. 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 next to the apartment. The Cité Numérique is also very close to this property.

Co-owned building of 83 units
Provisional annual charges: 1864€

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

LOCAL TAXES

Taxe foncière:	982 EUR
Taxe habitation:	EUR

NOTES