

Vendu Stunning Renovated T3 Apartment with Balcony, views over Botanical Garden & private parking



INFORMATION

Town:	Bordeaux
Department:	Gironde
Bed:	2
Bath:	1
Floor:	67 m ²
Outside Space:	10 m ²

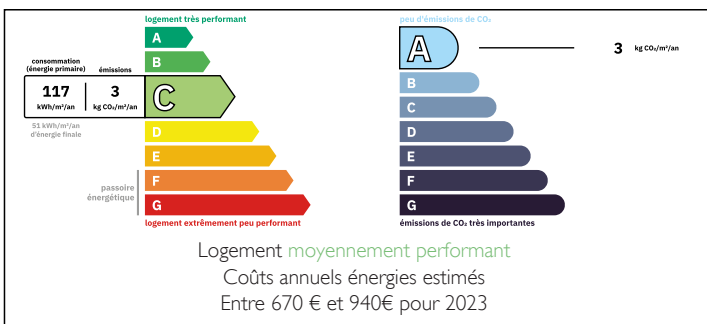
IN BRIEF

Ideally located in the heart of Bordeaux's vibrant Bastide district, this bright and modern T3 apartment offers 67 m² of stylish living space with a stunning view over the Botanical Garden. Situated on an upper floor of a well-maintained building (built in 2007, façade renovated recently), the apartment was fully renovated in 2021, including a sleek, fully fitted open-plan kitchen.

The spacious 40 m² living and kitchen area opens onto a private balcony—perfect for enjoying open views and natural light. Two comfortable bedrooms, a contemporary bathroom, separate WC, and built-in storage complete the layout.

This secure residence features a double-door entry system, coded elevator access, and underground private parking. Just a short walk from Pont De Pierre, tram stops, cafés, and restaurants, it's the perfect mix of comfort and city living.

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

Further information available upon request.

Co-owned building of 25 units

Provisional annual charges: 1080€

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



LOCAL TAXES

Taxe foncière: 1440 EUR

Taxe habitation: EUR

NOTES