

T4 Apartment – 80 m – Balcony – Private Parking – Tauzin / CHU Area



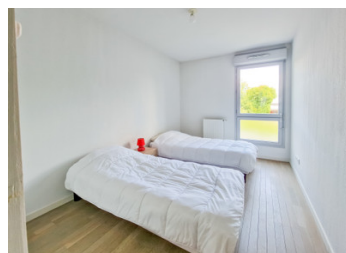
INFORMATION

Town:	Bordeaux
Department:	Gironde
Bed:	3
Bath:	1
Floor:	80 m2
Outside Space:	6 m2

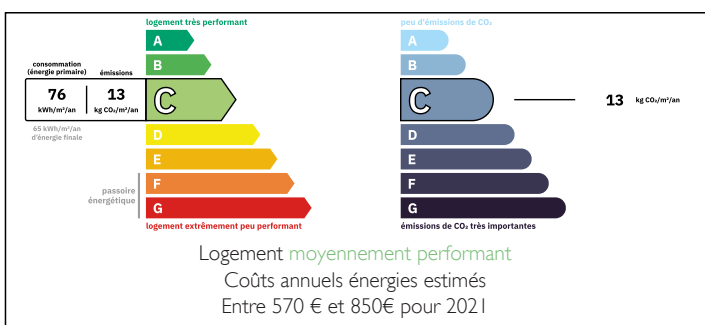
IN BRIEF

Located on Rue Bethmann, on the first floor of a modern (2016), well-maintained and secure residence, this bright, dual-aspect 80 m² apartment comprises an entrance hall with built-in cupboards, a south-facing living room opening onto a 6 m² balcony, a fitted and equipped open-plan kitchen, three spacious bedrooms with parquet flooring and built-in storage, a bathroom, separate WC, and a utility room.

A private, secure parking space is included with the property. Additional comfort is provided by recent double glazing, individual gas heating, a reversible air-conditioning unit in the main living area, and low condominium fees.



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

Viewings available during the day or in the evening.

Co-owned building of 44 units

Provisional annual charges: 1304€

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

LOCAL TAXES

Taxe foncière: 1636 EUR

Taxe habitation: EUR

NOTES