

## Fondaudège : recently renovated apartment with terrace

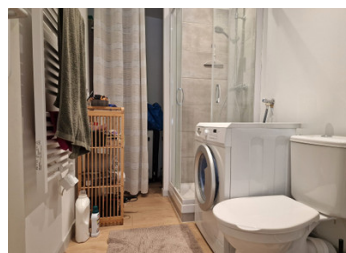


## INFORMATION

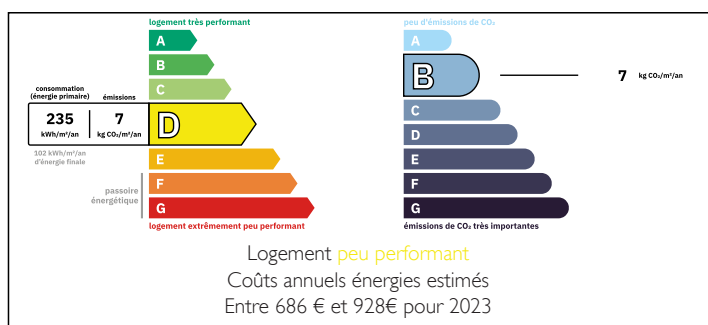
|                |                   |
|----------------|-------------------|
| Town:          | Bordeaux          |
| Department:    | Gironde           |
| Bed:           | 1                 |
| Bath:          | 1                 |
| Floor:         | 33 m <sup>2</sup> |
| Outside Space: | 16 m <sup>2</sup> |

## IN BRIEF

Fondaudège. Newly renovated apartment on a quiet road 300m from Croix de Seguey Tram D stop. The apartment is sold with a quiet 16m<sup>2</sup> South West facing terrace. The tastefully decorated living space has French doors opening onto the terrace. The fitted kitchen installed by Howdens comes complete with a dishwasher, fridge and electric hob. The bedroom is separated from the living space by a glass wall. The apartment is located on the basement level of a stone building with 7 apartments.



## 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

Fondaudège, Croix de Seguey. Freshly renovated apartment offering 34m<sup>2</sup> of living space and a 16m<sup>2</sup> terrace. The apartment is located on the basement level of a small stone building with 7 apartments.

Ideally located in a very desirable residential location, 300m from the Tram D at Croix de Seguey, 850m from the Jardin Public and 600m from the Boulevards.

Renovated in 2024, this apartment features a living room with fitted Howdens kitchen that opens via French doors onto the South West facing terrace. The bedroom is separated from the living space via a glass wall and has space for a cupboard for clothes and storage. The bathroom has a shower and washing machine.

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

## LOCAL TAXES

**Taxe habitation:** EUR

## NOTES