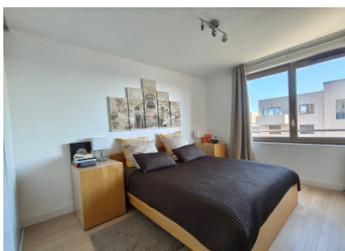
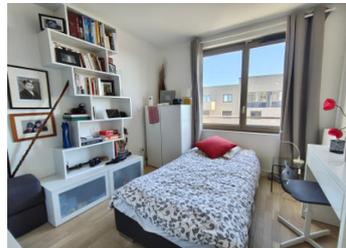


For Sale – Spacious 3-Bedroom Apartment with River Views on Bordeaux’s Right Bank with 2 covered parking spots



## INFORMATION

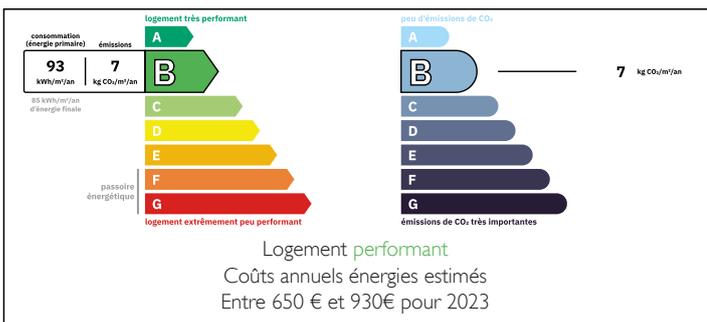
Town:	Bordeaux
Department:	Gironde
Bed:	3
Bath:	2
Floor:	90 m <sup>2</sup>
Outside Space:	8 m <sup>2</sup>



## IN BRIEF

Discover this elegant new build apartment offering 90 m<sup>2</sup> of modern living space, designed for comfort and functionality. Ideally located on the 6th floor with elevator access, this residence is the sole unit on the floor, ensuring both privacy and tranquility. From its privileged position, enjoy unobstructed sweeping views of the river on Bordeaux’s sought-after right bank.

## 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

### Key Features:

3 spacious bedrooms, including:

- A master bedroom with an en suite bathroom
- Two additional bedrooms with a separate bathroom and independent toilet

Expansive living and dining area, perfect for entertaining

Fully equipped modern kitchen

Private outdoor loggia with panoramic river views

2 Convenient covered garage parking spaces and dedicated bicycle parking

Exclusive 6th-floor position with elevator – no neighbors on the same level

The apartment may be sold furnished or unfurnished, depending on the buyer's preference.

This property is ideal for families, professionals, or anyone seeking a stylish residence.

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Co-owned building of 15 units

Provisional annual charges: 2400€

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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 foncière: 1784 EUR**

**Taxe habitation: EUR**

## NOTES