



Ref: A40045BTU33

Price: 462 000 EUR

agency fees included: 5 % TTC to be paid by the buyer (440 000 EUR without fees)

For Sale – Spacious 3-Bedroom New Build Apartment with River Views on Bordeaux's Right Bank



INFORMATION

Town: **Bordeaux**

Department: Gironde

Bed: 3

2 Bath:

Floor: 90 m2

Outside Space: 8 m2







IN BRIEF



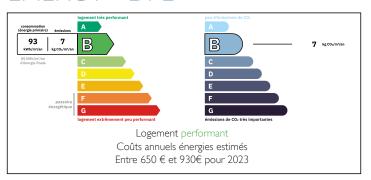








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NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. 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.

International: +33 (0)5 53 60 84 88 France: 0033 (0)553 608 488 FAX: 0033 (0)553 566 257 *All prices include agency fees. Leggett Immobilier 42 Route de Ribérac 24340 La Rochebeaucourt France Tel: 08 00 73 57 45 Email: info@leggett.fr



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LOCAL TAXES

Taxe foncière: 1784 EUR

Taxe habitation: EUR

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 Convenient parking space 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.

Co-owned building of 15 units Provisional annual charges: 2400€

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

NOTES