



Ref: A40478SLI33

Price: 475 000 EUR

agency fees to be paid by the seller

Parc Bordelais: Delivery November 2025: 2 bedroom apartment with car parking space and terrace



INFORMATION

Town: Bordeaux

Department: Gironde

Bed: 2

Bath:

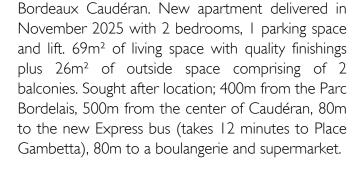
Floor: 69 m²

Outside Space: 26 m2















ENERGY - DPE

DPE not required.

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.



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DESCRIPTION

Bordeaux Caudéran, 400m from Parc Bordelais. This new apartment in a secure development with 17 apartments is ideally located with immediate access to commodities and transport.

This 1st floor apartment offers both South and North facing balconies. The open plan living space measures $28m^2$ and leads onto a $7m^2$ balcony. The 2 bedrooms measure $10m^2$ and $13m^2$. Both bedrooms open onto a $19m^2$ terrace with views over the shared garden. A bathroom and separate WC complete this well appointed apartment.

Reversible air-conditioning heats and cools this property which can be controlled at a distance via home automation. An inside lift serves all floors. I car parking space is sold with this property. There is an additional bicycle store and a shared garden on the ground floor.

This apartment will be delivered in November of 2025. As a new development this property benefits from a 10 year building guarantee and reduced notary fees at purchase.

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