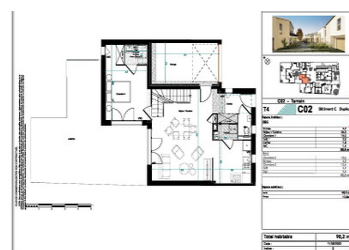
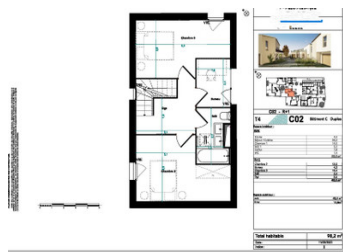


New duplex T4 with garden in a quiet area in Bordeaux Caudéran



INFORMATION

Town:	Bordeaux
Department:	Gironde
Bed:	3
Bath:	2
Floor:	98 m ²
Plot Size:	48 m ²

IN BRIEF

The Patio Primavera is an intimate residence of only 13 accommodations spread over several blocks. Plays on volumes create intimate and optimally oriented private outdoor spaces, allowing the accommodation to benefit from their dual orientation. We offer you this very beautiful T4 of 98 m² with garden. Other houses are available with this typology 4 rooms + office or 5 rooms with large garden, garage and parking. They benefit from a master bedroom, a laundry/pantry area, entrance cupboard, at least 2 shower rooms and 2 WCs. All accommodations are equipped with quality services: connected housing, electric roller shutters with central control, Legrand equipment, large tiles, French-made bathroom furniture, etc. with the possibility of customization from a selection of quality materials. Located in Bordeaux Caudéran, close to public and private schools, Parc Bordelais, Pellegrin hospital

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

0

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

NOTES