

T2 new refined on the banks of the Garonne. Delivery 4th quarter 2024



## INFORMATION

Town:	Bègles
Department:	Gironde
Bed:	1
Bath:	1
Floor:	45 m2
Outside Space:	8 m2



## IN BRIEF

Superb one-bedroom apartment in a luxurious residence on the banks of the Garonne. This comfortable accommodation in the new business district of Bordeaux is ideally located near the Saint Jean train station, the superb quays of Bordeaux, and the city center.

## 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

Only 2 hours by TGV from Paris, Bordeaux is the leading city on the Atlantic coast and is ranked first in numerous rankings. By choosing an address adjacent to the new Euratlantique business district, you are making a strategic investment. Students, professionals, families... the vitality and ease of access of your address will appeal to all tenant profiles. The most demanding will be won over by the exceptional views over the Garonne.

The latest Cogedim signature building, the flagship of the district, boasts exceptional views over the Garonne and is home to luxury contemporary flats, from 2 to 5 rooms.

Other T2 available, contact me

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

## NOTES