LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A40159GM33 Price: 495 000 EUR

agency fees included: 5 % TTC to be paid by the buyer (472 000 EUR without fees)

Spacious 3-Bedroom Apartment with Panoramic Views – Bordeaux City Center















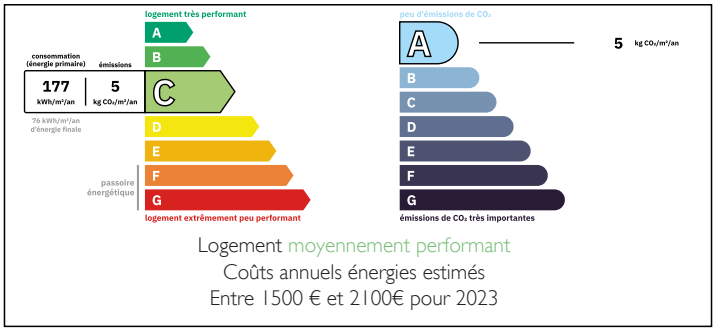
INFORMATION

Town:	Bordeaux
Department:	Gironde
Bed:	3
Bath:	2
Floor:	111 m2
Outside Space:	5 m2

IN BRIEF

In the heart of Bordeaux's sought-after Mériadeck district, discover this superb 112 m² three-bedroom penthouse apartment. Flooded with natural light, it enjoys exceptional panoramic views across the rooftops of Bordeaux. The property features a spacious living area, three bedrooms, a dressing room, two bathrooms, a balcony, two enclosed loggias and a private cellar. Equipped with reversible air conditioning, it combines generous living spaces with modern comfort and practicality. Ideally located, it offers immediate access to shops, public transport, schools and Bordeaux's historic city centre. A rare opportunity to acquire a spacious, light-filled apartment with outstanding views in one of the city's most convenient locations.

ENERGY - DPE



Logement moyennement performant
Coûts annuels énergies estimés
Entre 1500 € et 2100€ pour 2023

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

Viewings available during the day, in the evenings, and on weekends. Please contact us for further information.

Co-owned building of 36 units
Provisional annual charges: 2932€

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

LOCAL TAXES

Taxe foncière: **2111 EUR**

NOTES