LEGGETT IMMOBILIER INTERNATIONAL

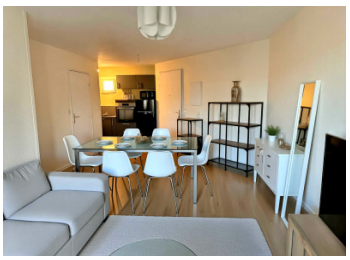
www.frenchestateagents.com

Ref: A42019NF33 Price: 164 900 EUR

agency fees included: 6 % TTC to be paid by the buyer (156 300 EUR without fees)

2-room apartment, 40 m2, 1 bedroom, 1 equipped kitchen, 1 shower room, 1 WC, 1 balcony















INFORMATION

Town:	Gradignan
Department:	Gironde
Bed:	1
Bath:	1
Floor:	40 m2
Outside Space:	6 m2

IN BRIEF

Beautiful 1-bedroom apartment (40 sq m) with balcony and private parking.
Ideal for first-time buyers or as a rental investment.
The annual charges amount to 1040 euros

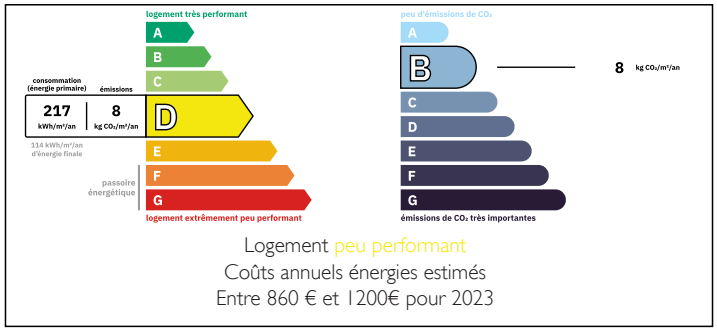
Come and discover this charming 1-bedroom apartment (40 sq m), located in a quiet residence in Gradignan. Close to all amenities and public transport. Intermarché supermarket and other shops are a 5-minute walk away.

Key features:

- 6.5 sq m west-facing balcony, ideal for setting up garden furniture or a dining area and enjoying the unobstructed view.

- Well-equipped and functional kitchen open to the living/dining room.

ENERGY - DPE



Logement peu performant
Coûts annuels énergies estimés
Entre 860 € et 1200€ 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.

Visit this welcoming and functional property without delay; it's perfect for living in or renting out.

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DESCRIPTION

Beautiful 1-bedroom apartment (40 sq m) with balcony and private parking.
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Key features:

- 6.5 sq m west-facing balcony, ideal for setting up garden furniture or a dining area and enjoying the unobstructed view.

- Well-equipped and functional kitchen open to the living/dining room.

- A spacious bedroom and a shower room with WC.

- Private parking.

- Proximity to the Gradignan International School, an advantage for international buyers.

Visit this welcoming and functional property without delay; it's perfect for living in or renting out.

Co-owned building of 1 units
Provisional annual charges: 1040€

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

LOCAL TAXES

Taxe foncière: **928 EUR**

NOTES