LEGGETT IMMOBILIER INTERNATIONAL

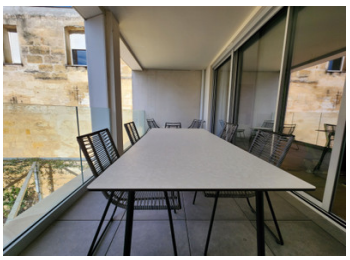
www.frenchestateagents.com

Ref: A43459GM33 Price: 659 000 EUR

agency fees included: 5 % TTC to be paid by the buyer (630 000 EUR without fees)

Apartment – 91 m – Bordeaux Centre Gambetta – Parking, Balcony, Lift







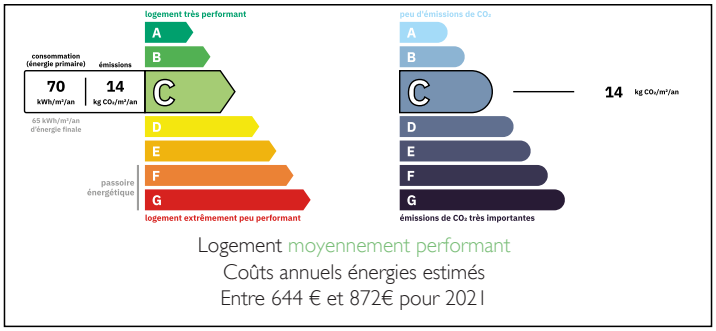








ENERGY - DPE



Logement moyennement performant
Coûts annuels énergies estimés
Entre 644 € et 872€ pour 2021

INFORMATION

Town:	Bordeaux
Department:	Gironde
Bed:	2
Bath:	2
Floor:	91 m2
Outside Space:	14 m2

IN BRIEF

Ideally located in the heart of Bordeaux, just a one-minute walk from Place Gambetta and its many shops, this beautiful 91 m² apartment is situated on the first floor of a recent, secure residence with lift.

The property offers a spacious 50 m² living area with an open-plan kitchen, creating a bright and welcoming space that opens directly onto a 14 m² balcony. The apartment includes a 14 m² master bedroom with its own private shower room and toilet, as well as a second bedroom of 13 m².

The residence benefits from high-quality features including secure underground parking, a video entry system, carpeted common areas, and well-maintained communal spaces.

A rare opportunity to acquire a modern apartment with parking and outdoor space in one of Bordeaux's most sought-after central locations.

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.

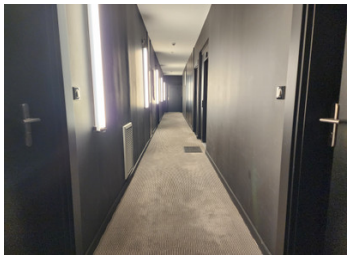
International : +33 (0)5 53 60 84 88 France: 0033 (0)553 608 488 FAX: 0033 (0)553 566 257 *All prices include agency fees.
Leggett Immobilier 42 Route de Ribérac 24340 La Rochebeaucourt France Tel: 08 00 73 57 45 Email: info@leggett.fr

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DESCRIPTION

For further information, please contact us.

Co-owned building of 49 units

Provisional annual charges: 3600€

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

LOCAL TAXES

Taxe foncière:	**1600 EUR**

NOTES

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