

Bordeaux Centre(Rue Ravez) – Appartement lumineux de 100 m T4 avec ascenseur et cave.



INFORMATION

Town:	Bordeaux
Department:	Gironde
Bed:	3
Bath:	2
Floor:	100 m2
Plot Size:	0 m2



IN BRIEF

Ideally located in the heart of Bordeaux on sought-after Rue Ravez, this bright and spacious 100 m² apartment occupies the third floor of a well-maintained building with elevator access.

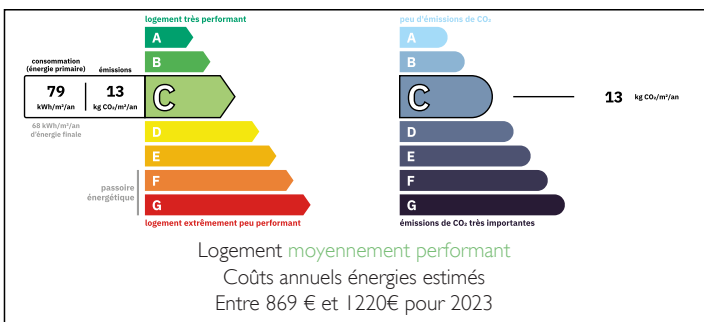
The property comprises an entrance hall, a generous open-plan living room with fitted kitchen, three bedrooms with built-in wardrobes, a bathroom, a shower room and a separate WC.

Benefiting from excellent natural light and laminate flooring throughout, the apartment is presented in good overall condition and is ready for immediate occupation.

A cellar provides valuable additional storage space.

Thanks to its central location, practical layout and generous proportions, the property would be equally suited as a primary residence, pied-à-terre,

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

Contactez-nous pour tout renseignement complémentaire ou pour organiser une visite.

Co-owned building of 7 units

Provisional annual charges: 1950€

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

LOCAL TAXES

Taxe foncière: 2735 EUR

NOTES