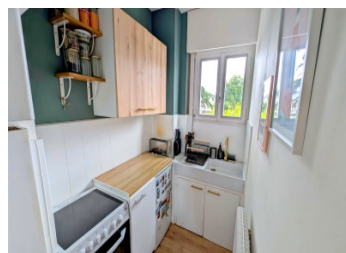
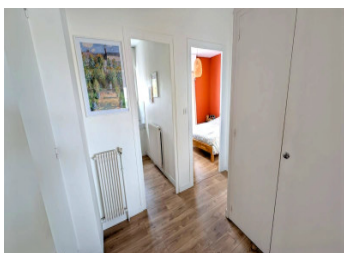
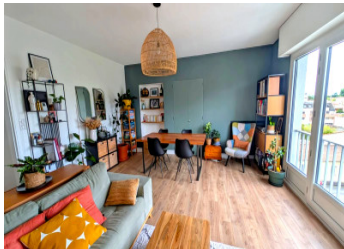


Bordeaux Saint-Augustin – Renovated One-Bedroom Apartment 48 m2 with Lift, Parking & Cellar



INFORMATION

Town:	Bordeaux
Department:	Gironde
Bed:	1
Bath:	1
Floor:	48 m2
Plot Size:	0 m2



IN BRIEF

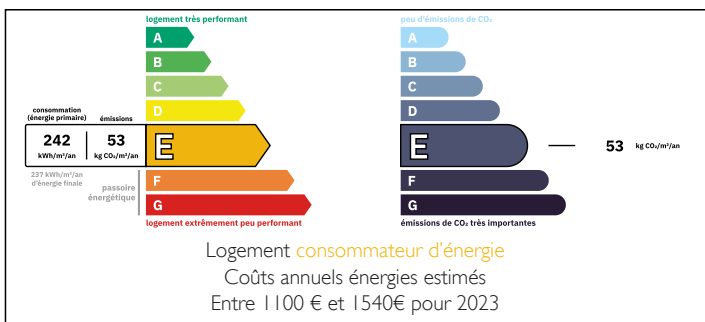
Located on the third floor of a secure residence with lift access, this dual-aspect one-bedroom apartment is in the sought-after Saint-Augustin district of Bordeaux.

Largely renovated in 2021, the apartment comprises an entrance hall with built-in storage, a bright 25 m² west-facing living room with open views, a separate fitted kitchen, a peaceful east-facing bedroom overlooking the inner courtyard, and a modern shower room with walk-in shower, W/C and dedicated utility area.

Renovation works completed in 2021 include the electrical installation, flooring, decoration, shower room and sliding patio door. The gas boiler was replaced in 2022, and the apartment also benefits from electric roller shutters.

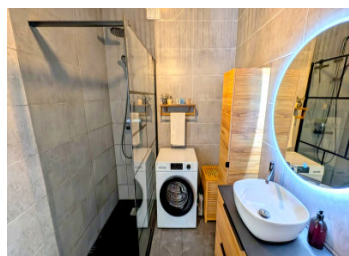
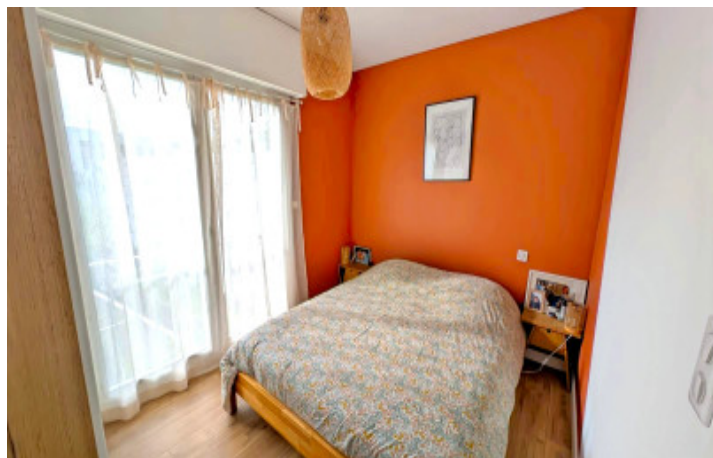
Additional features include a private parking space

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

For more information or to arrange a viewing, please contact us.

Co-owned building of 60 units
Provisional annual charges: 960€

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

LOCAL TAXES

Taxe foncière: 1254 EUR

NOTES