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Ref: A46934GUH33 Price: 350 000 EUR

agency fees included: 4 % TTC to be paid by the buyer (335 000 EUR without fees)

Flat – 4 rooms – Bordeaux, Armagnac district, close to Saint-Jean station

EXCLUSIVE















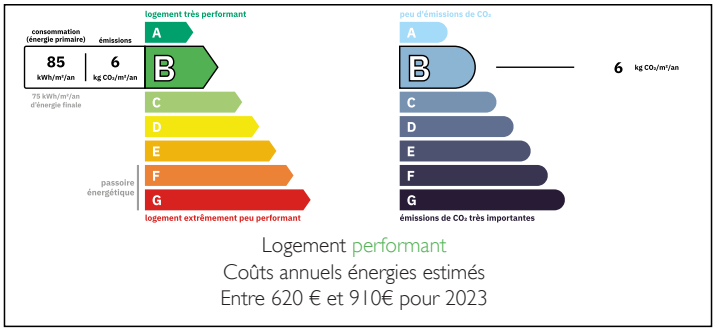
INFORMATION

Town:	Bordeaux
Department:	Gironde
Bed:	3
Bath:	2
Floor:	93 m2
Plot Size:	0 m2

IN BRIEF

Bordeaux, Saint-Jean / Euratlantique district, right by Saint-Jean station and the future Canopia urban project. Bright T4 (three-bedroom) flat of 91.60 sqm under the Loi Carrez measurement, completed in 2021, on the 7th floor of a 9-storey residence with a lift. A bright living room with a high-end, bespoke open-plan kitchen leading onto a balcony with exotic hardwood decking and ambient lighting, perfect for enjoying evenings outdoors, three bedrooms offering plenty of built-in storage, a bathroom with a bathtub, a shower room with a walk-in shower and two separate WCs make up this practical layout, finished with quality materials. Air conditioning, fibre-optic broadband and a secure parking space complete the day-to-day comfort, for service charges of around €249/month. Energy rating B, GHG rating B. A district being transformed by the Euratlantique urban renewal scheme and the nearby Canopia...

ENERGY - DPE



Logement performant
Coûts annuels énergies estimés
Entre 620 € et 910€ 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

Located in the Saint-Jean district of Bordeaux, close to the station and at the heart of the Euratlantique urban renewal scheme, this 91.60 sqm (Loi Carrez) T4 flat completed in 2021 stands out for its bright, airy feel and quality finishes. Set on the 7th floor of a 9-storey residence with a lift, it offers a practical layout designed for comfortable everyday living.

Living spaces

The particularly bright 33.81 sqm living/kitchen area is the heart of the home. The kitchen, fully open-plan onto the living room, bespoke and high-end, creates an inviting living space extended by a balcony with exotic hardwood decking and ambient lighting — an ideal setting to enjoy in the evening.

Bedrooms

The flat has three bedrooms. Bedroom 1, the largest at 13.94 sqm, benefits from an adjoining 2.31 sqm dressing room, giving it a suite-like feel, and could equally serve as a home office. Bedroom 2, at 10.18 sqm, and bedroom 3, at 10.84 sqm, both offer plenty of built-in storage and would suit children's rooms, a guest room or a study.

Bathrooms and WCs

The property has a 3.82 sqm bathroom with a bathtub and a 4.70 sqm shower room with a walk-in shower, plus a separate 1.26 sqm WC. A 2.63 sqm entrance hall serves all rooms via a 5.88 sqm hallway.

Additional spaces

The 2.31 sqm dressing room in bedroom 1 adds to the generous storage already found throughout the flat, complemented by two further built-in cupboards (1.81 sqm and 0.42 sqm). The property also...

NOTES

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