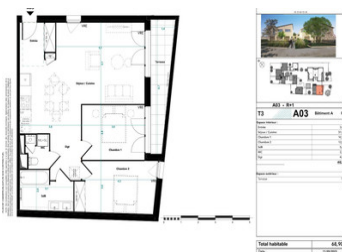


New T3 in a quiet area in Bordeaux Caudéran



INFORMATION

Town:	Bordeaux
Department:	Gironde
Bed:	2
Bath:	1
Floor:	69 m²
Outside Space:	7 m²

IN BRIEF

The Patio Primavera is an intimate residence of only 13 accommodations spread over several blocks. Plays on volumes create intimate and optimally oriented private outdoor spaces, allowing the accommodation to benefit from their dual orientation. We offer you this very beautiful T3 of 68 m² with balcony and garage. Other apartments are available with balcony or private garden. All accommodations are equipped with quality services : connected housing, electric roller shutters with central control, Legrand equipment, large tiles, French-made bathroom furniture, etc. You have the possibility to personalize your accommodation from a selection of quality materials. Located in Bordeaux Caudéran, which has managed to maintain a village spirit conducive to a pleasant family life, nearby are numerous schools including renowned private establishments, the Bordeaux Park, the Pellegrin hospital center.

ENERGY - DPE

DPE not required.

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

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

LOCAL TAXES

Taxe habitation: EUR

NOTES