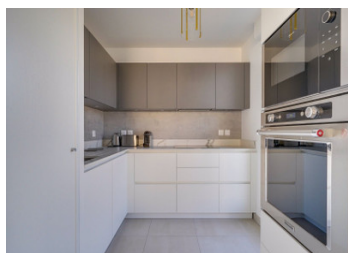
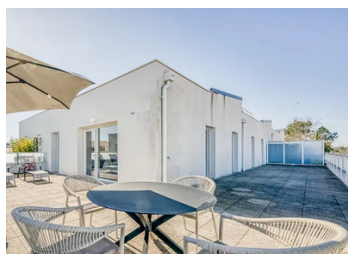


Superb apartment of 80 m with a 100 m terrace overlooking the racecourse



INFORMATION

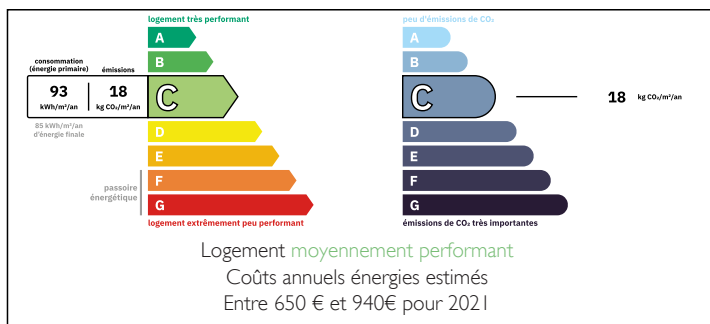
Town:	Le Bouscat
Department:	Gironde
Bed:	2
Bath:	2
Floor:	80 m2
Outside Space:	100 m2



IN BRIEF

80 m² apartment on the 4th and last floor (with elevator) of a secure building built in 2019, composed of a bright living room with adjoining kitchen, two bedrooms including a suite with shower room, a bathroom and a toilet. The whole is completed by a superb 100 m² terrace with a view of the racecourse. Direct access to the Bouscat woods allowing pleasant walks and activities. The proximity of the western ring road and immediate access to the tram offer an ideal solution in terms of travel, however no means of transport will be necessary for shopping.

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.



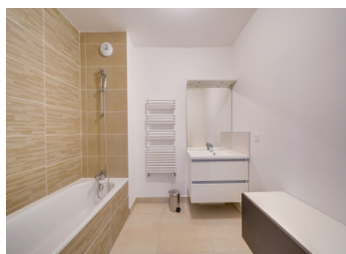
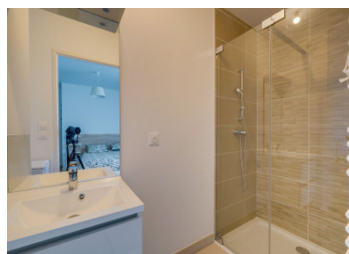
DESCRIPTION

null

Co-owned building of 176 units

Provisional annual charges: 1243€

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



LOCAL TAXES

Taxe foncière: 1070 EUR

Taxe habitation: EUR

NOTES