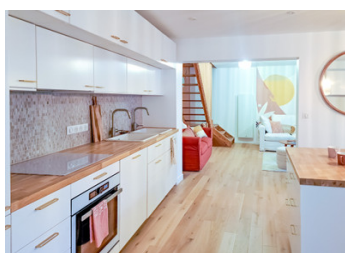


## Beautiful duplex of over 100 m in the heart of Bordeaux, GROSS CLOCHE



## INFORMATION

|             |                      |
|-------------|----------------------|
| Town:       | Bordeaux             |
| Department: | Gironde              |
| Bed:        | 3                    |
| Bath:       | 2                    |
| Floor:      | 102.5 m <sup>2</sup> |
| Plot Size:  | 0 m <sup>2</sup>     |



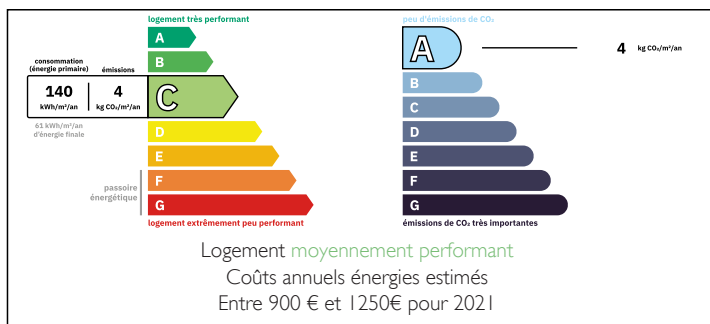
## IN BRIEF

A cozy residence comprising six units in a charming, two-story building. The property is secure and private, with the possibility of a parking space on-site.

Upon entering the apartment, you are welcomed into the main living and dining area, featuring an open kitchen layout. This bright space spans 50 m<sup>2</sup> and includes two large windows that open onto the apartment's entrance. Further along the hallway, you'll find a WC, a shower room ("salle d'eau"), and a small office space. The office leads to a quaint wooden staircase that ascends to the main bedroom (12 m<sup>2</sup>).

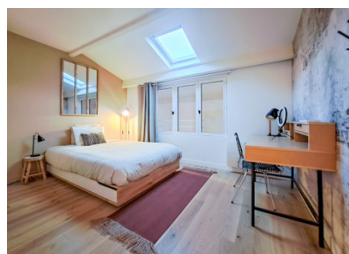
The first floor hosts the second (12 m<sup>2</sup>) and third (12 m<sup>2</sup>) bedrooms. Both rooms are equipped with electric, rain-sensor Velux windows and electric blinds. The third bedroom also features built-in wardrobes. A second shower room and WC

## 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

Visits are possible Monday to Friday, in the mornings, afternoons, and evenings.

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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 foncière: 1151 EUR

Taxe habitation: EUR

## NOTES