

T3 Spacious, sunny apartment, in quiet city location, fabulous investment.



INFORMATION

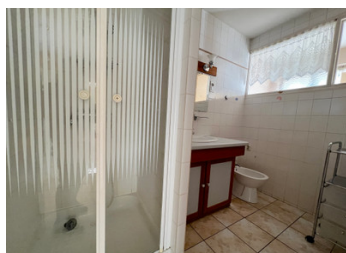
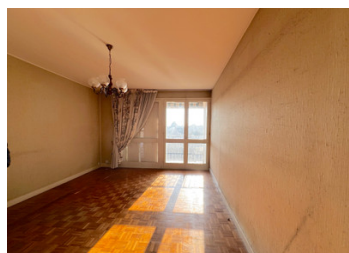
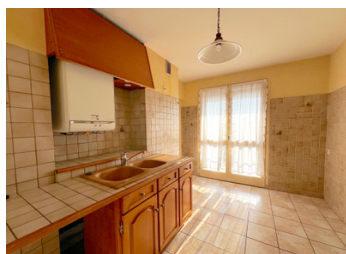
Town:	Bourges
Department:	Cher
Bed:	2
Bath:	1
Floor:	67 m2
Plot Size:	0 m2

IN BRIEF

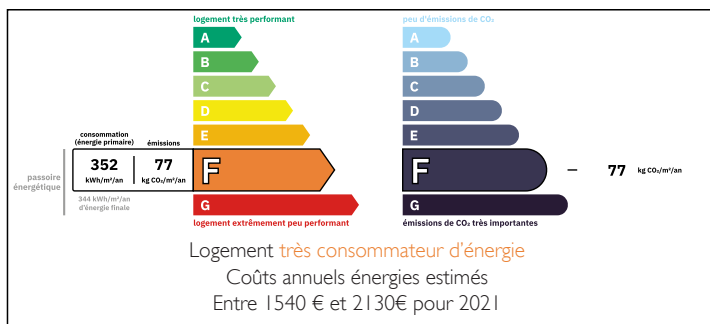
A good-sized apartment with excellent transport links into the centre of the beautiful, historic and medieval city of Bourges.

Known for its numerous rivers and festivals, Bourges is seeped in historic buildings, from its Cathedral, medieval centre as well as close to Nature and Leisure activities.

A fantastic opportunity as an investment to create a revenue from renting, especially as the city has a fabulous university, or using as a base to explore this fabulous city and region.

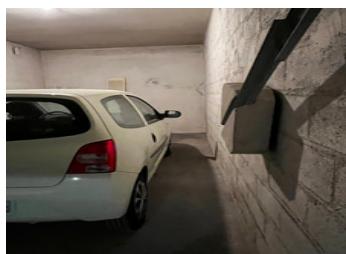


ENERGY - DPE



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.



LOCAL TAXES

Taxe foncière: 1267 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

The apartment is found on the second floor, with easy access as there is a lift, but which gives lovely views towards the city. The building is clean and well managed.

An entrance hall welcomes you from the front door, with a kitchen and pantry to one side, along with a modern shower room and WC.

The lounge is a good-size and there are two large double bedrooms along with a storage room, or dressing room.

There is a balcony to both sides of the property, giving lots of light to every room.

The property has town gas central heating and is connected to mains drainage. Undemeath the building, with access from the lift, is a private garage.

With a little TLC, this bright and spacious apartment, would make a fabulous, home, for either a young couple, single person where safety is paramount, or family base to enable exploration of the area.

More information may be obtained along with further photos.

Co-owned building of 2 units
Provisional annual charges: 599€

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