

Ref: A37320SLI33 Price: 162 000 EUR

agency fees included: 5 % TTC to be paid by the buyer (155 000 EUR without fees)

Quiet 32m apartment with 40m terrace, 600m from Tram D Mairie du Bouscat



INFORMATION

Town: Le Bouscat

Department: Gironde

Bed: 0

Bath: ı

Floor: 32 m2

Outside Space: 40 m2









Ground floor studio apartment with 32m² of living space and 40m² South and East facing terraces. This apartment located in a sought after residence surrounded by landscaped gardens is sold with a parking space and cellar. The residence is ideally located 600m from the Tram D stop at Mairie du Bouscat.

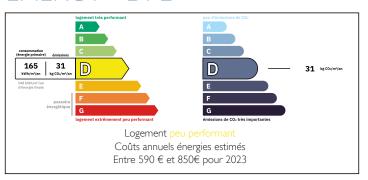








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Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.

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LOCAL TAXES

Taxe foncière: 1043 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

This ground floor apartment is located in a well presented apartment building 600m from the Tram D stop Mairie du Bouscat, 250m from La Chêneraie park and I,4km from the Parc Bordelais. The 40m² L shaped terrace offers South and East exposure and a view onto landscaped gardens that surround the building.

The bright 19m² living room benefits from 2 sliding glass patio doors onto the South and East terraces. The 3m² kitchen opens onto the living space and has a window overlooking the terrace. The bathroom with a bath and WC also has a window opening onto the terrace. A generous 5m² entrance hall with cupboards completes this spacious studio apartment full of potential.

The apartment is sold with a 2m² cellar and an outdoor allocated parking space. The apartment has gas central heating.

This apartment could be a very pleasant permanent home or a good rental opportunity. The 20m² living space could be partitioned to include a separate bedroom.

Co-owned building of 122 units Provisional annual charges: 682€

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