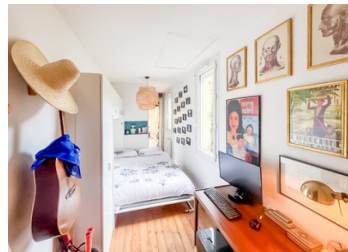


## Fully Renovated One-Bedroom Apartment in Bordeaux Centre – 42 m + 20 m Terrace



## INFORMATION

|                |                   |
|----------------|-------------------|
| Town:          | Bordeaux          |
| Department:    | Gironde           |
| Bed:           | 1                 |
| Bath:          | 1                 |
| Floor:         | 42 m <sup>2</sup> |
| Outside Space: | 20 m <sup>2</sup> |

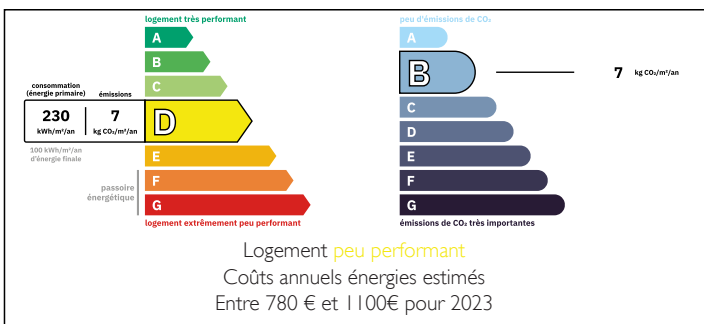
## IN BRIEF

Ideally located in the heart of Bordeaux, this stylishly renovated one-bedroom apartment of 42 m<sup>2</sup> offers modern comfort and charm. The bright living room with an open-plan fitted kitchen creates a welcoming atmosphere, complemented by a comfortable bedroom with dressing area and a sleek shower room with WC.

A rare feature in this district: a superb 20 m<sup>2</sup> sunlit terrace, extending the living space and providing the perfect spot to relax or entertain outdoors.

A turnkey property combining elegance and convenience, just steps from all amenities in the city cent

## 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

Contact for further information or to arrange a visit.

-----

Co-owned building of 10 units

Provisional annual charges: 1000€

-----

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

## LOCAL TAXES

Taxe foncière: **869 EUR**

Taxe habitation: **EUR**

## NOTES