



Apartment

BORDEAUX (33)

955 000 €*

* Agency fees to be paid by the seller



126 m²



4 pièce(s)



3 chambre(s)

PROPERTY DESCRIPTION

CHAPEAU ROUGE - GRAND THEATER de Bordeaux

Located on the mezzanine floor and on the 1st floor of a small condominium of a renovated building, come and put your suitcases in an apartment renovated in 2021.

The complete renovation combines old and modern services. Many storage spaces, tailor-made fittings make it an optimized home.

Inverted duplex, accessible by a lift, the 50m² living space includes a dressing room, a beautiful lounge area and a quality modern kitchen with a central island. A mezzanine has been converted into an office space and an extra bedroom.

On the lower level, the sleeping area consists of a master suite with direct access to a terrace, 2 children's bedrooms with high bed, storage and custom-made office, an additional bathroom and a laundry area- WC.

The apartment is sold furnished and equipped with furniture, fixtures and complete household appliances.

A cellar in the basement of the building is also sold with the property. Loi Carrez 104.84m² / 125.88m² of living space Renovated condominium (roof, outbuildings, renovation), bike room and garbage room on the ground floor. Number of condominium lots: 8, Average annual amount of the share of charges (estimated budget)(Commons, Elevator, Cold water (including 100 euros recoverable rental)): €1860 or €155 per month. The fees are the responsibility of the seller.

Les informations sur les risques auxquels ce bien est exposé sont disponibles sur le site Géorisques : www.georisques.gouv.fr.

**** ENGLISH SPEAKERS:** please note that Capifrance has an international department that can help with translations. To see our range of 20,000 properties for sale in France, please visit our Capifrance website directly. We look forward to finding your dream home!



Aurélie MONNEREAU

BORDEAUX (33100)

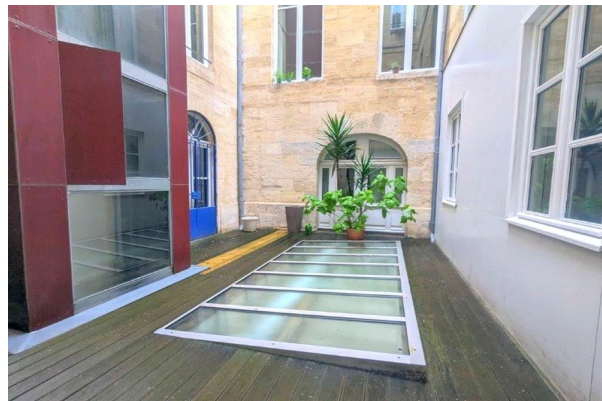
Agent

RSAC : 529 540 130 00026

Courts service city :
BORDEAUX

(+33)6 13 83 51 49

LE BIEN EN IMAGES



DETAILS

GENERAL

Reference 813078
Property type Apartment
Year of construction 1800
Floor number 1
Floors count 5
Exposure TRAVERSANT N-S
Furnished Yes

SURFACES

Living space 126 m²
Surface Carrez Law 105 m²
Living room surface 47 m²

CONDOMINIUM INFORMATION

Condominium property Yes
Condominium lots count 11
Condominium fees 155 €/mois
Share of expenses 1 860 €

COMPOSITION

Number of rooms 4
Number of bedrooms 3
Toilets count 2
Washrooms 2

DPE/GES

DPE 124
GES 25

APPENDIX

Cellar 1
Videophone Non

SERVICES

Elevator Yes
Heater gaz
Kitchen aménagée
Interpcom Yes



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Ces éléments sont donnés à titre indicatif et de bonne foi et n'ont aucune valeur contractuelle