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## Apartment 18th Century Bordeaux

**133 000 евро** [ сборы к продавцу ]

- Исходный номер : AF26708
- Количество жилых комнат : 1
- Количество спальных комнат : 1
- Жилая площадь : 23 м<sup>2</sup>
- Площадь земельного участка : 21 м<sup>2</sup>
- Налог с недвижимого имущества : 628 евро



Situated in the heart of 18th century Bordeaux, an ideal location at the edge of the Golden Triangle, on one of the most charming and serene squares of the city bordered by lime trees, is this 23m<sup>2</sup> ground floor studio apartment comprising a living area, kitchen, shower and toilet and a vestibule.

The 4.4m<sup>2</sup> kitchen is next to the 14.4m<sup>2</sup> living area, 1.3m<sup>2</sup> shower and toilet and 2.3m<sup>2</sup> vestibule.

The total of 23m<sup>2</sup> has been carefully used to optimise the space available.

Windows are wooden framed. The floors are wooden except the kitchen which has travertine flooring. There is a marble fireplace. Heating is provided by a convector radiator (electricity). There is an electric powered hot water storage tank. The building is connected to the sewage mains.

The apartment represents 40 parts of a total of 1000 comprising the entire building and shared spaces.

This apartment is ideal for an investor or simply to obtain a pied-à-terre in the centre of Bordeaux. You will have public transport in immediate proximity (Tram A, Tram D, Grand Theatre, Place de la Bourse, bus), neighbourhood shopping, restaurants and all other services. A privileged location to live in invest in one of the most sought after-after neighbourhoods of Bordeaux.

An exceptional way of life in immediate proximity of the Grand Theatre.

You will be in Bordeaux, centre of world renowned wines Grand Cru, (5th largest city in France, classed as a World Heritage UNESCO site, international airport), 1h15 from the Atlantic coast, 1h15 from the Basin of

Arcachon, 3h from skiing in the Pyrenees.

Расход энергии : **G (689)**

Газ с парниковым эффектом : **C (22)**