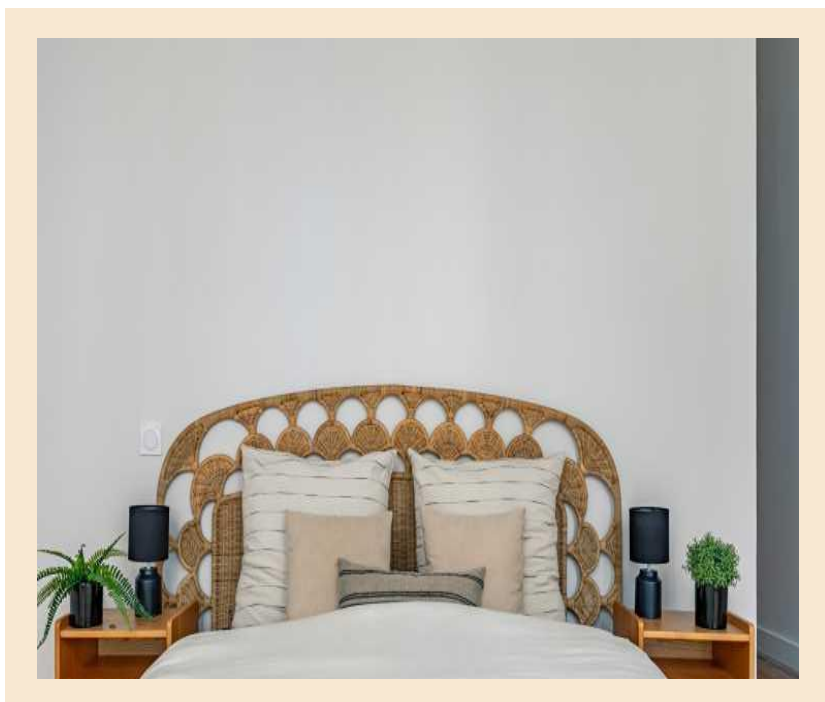


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The charming of Fondaudège

Gironde , Nouvelle Aquitaine



€775,000

inc. of agency fees

3 Beds 1 Baths 119.5 sqm

Located on the second floor of a completely renovated building, in one of the most popular areas of Bordeaux, this spacious apartment offers an area of...

At a Glance

Reference	MFH-EAB1618EABX	Near to	Bordeaux	Price	€775,000
Bed	3	Bath	1	Hab.Space	119.5 sqm
		Pool	No	Land Tax	N/A

Property Description

Located on the second floor of a completely renovated building, in one of the most popular areas of Bordeaux, this spacious apartment offers an area of 119.50 sqm, ideally distributed to provide a family and functional living environment.

The living space is distinguished by its conviviality and optimal layout. A bright dining room with open and welcoming fitted kitchen opens onto a superb living room. The old parquet floors and interior wooden

shutters add a warm and authentic touch.

The apartment has three bedrooms, including a generous master suite with its bathroom and dressing room. The other two bedrooms share an elegant and modern bathroom.

Close to shops, schools and public transport, this apartment is perfect for practical and pleasant urban living.

ENERGY CLASS: C/ CLIMATE CLASS: A. Estimated average amount of annual energy expenditure for standard use, established based on energy prices for the year 2022: between 930 and 1,290 euros.

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Condominiums of 4 units (No proceedings in progress).

Annual expenses : 1000 euros.

Summary

Property type:	Apartment
Bedrooms:	3
Bathrooms	1
Price	€775,000

Key Information

Internal Area:	119.5 sqm
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Location: Nouvelle Aquitaine



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You would have already been informed about the property taxes and legal fees (that incl. the stamp duty). The agency fees are already included in the listed price on this document, there's no premium for the superior service we offer. You don't have to pay the deposit until the 'pre-contract' has been signed, and the 10 days calling off period has expired. It takes an average of three months to buy a property in France.

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