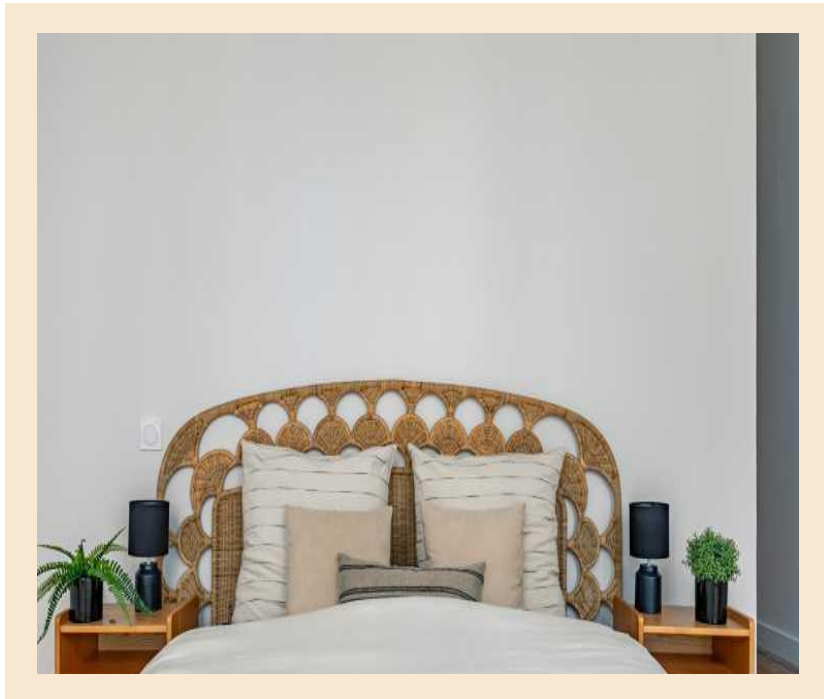


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## The charming of Fondaudège

Gironde , Nouvelle Aquitaine



# €799,000

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 119.50 sqm, ideally distributed to provide a family...

### At a Glance

<b>Reference</b>	MFH-EAB1618EABX	<b>Near to</b>	Bordeaux	<b>Price</b>	€799,000
<b>Bed</b>	3	<b>Bath</b>	1	<b>Hab.Space</b>	119.5 sqm
		<b>Pool</b>	No	<b>Land Tax</b>	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.

/

Condominiums of 4 units (No proceedings in progress).

Annual expenses : 1000 euros.

## Summary

Property type:	Apartment
Bedrooms:	3
Bathrooms	1
Price	€799,000

## Key Information

Internal Area:	119.5 sqm
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## Location: Nouvelle Aquitaine



## Gallery



As Featured in

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The purchase process typically starts once you've visited a property with one of our agents and you made an offer on a property. Once your offer has been accepted, the property will come off the market and our local bilingual expert will liaise with you and the notaire. The compulsory searches are at the charge of the owner / vendor and are carried out at this stage.

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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**C. BAUER – Sunday Times**

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