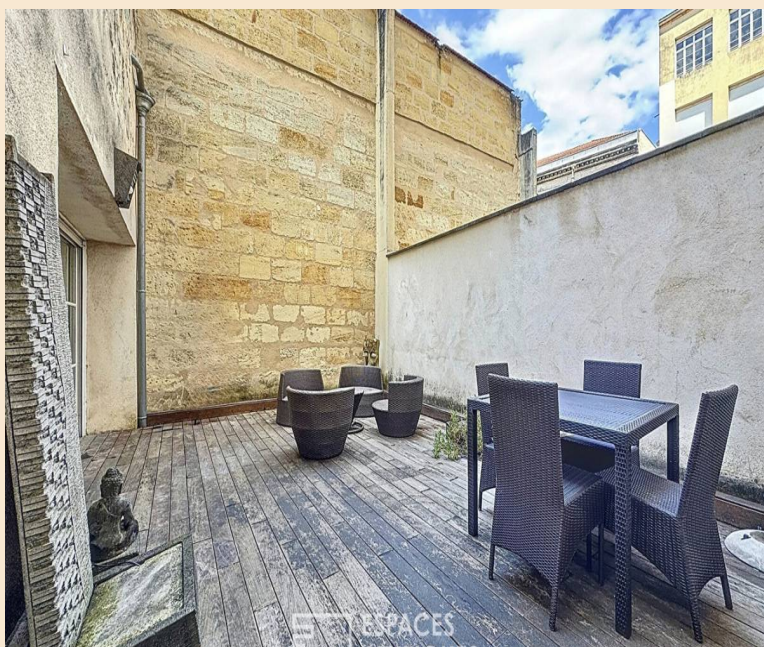


[Click to view MFH-EAB2083EABX](#)

## Duplex with terrace a stone's throw from Place Gambetta

Gironde , Nouvelle Aquitaine



**€650,000**

inc. of agency fees

3 Beds      1 Baths      118 sqm

Ideally located in the center of Bordeaux, just a few steps from Place Gambetta, this duplex apartment offers a comfortable and functional living environment....

### At a Glance

Reference MFH-EAB2083EABX

Near to Bordeaux

Price €650,000

Bed 3

Bath 1

Hab.Space 118 sqm

Pool No

Land Tax N/A

### Property Description

Ideally located in the center of Bordeaux, just a few steps from Place Gambetta, this duplex apartment offers a comfortable and functional living environment. From the entrance, the generous volumes seduce.

The apartment opens onto a large entrance hall that could easily accommodate an office, in the extension a corridor with numerous storage spaces leads to a beautiful living room bathed in light, extended by a 29m<sup>2</sup> terrace. The kitchen adjoining the entrance is functional. A first bedroom with its private shower room completes this level, offering true autonomy. Upstairs, two additional bedrooms accommodate the sleeping area, accompanied by a bathroom, perfect for family life or for entertaining.

This rare property combines a privileged location, beautiful volumes and development potential, in one of the most sought-after neighborhoods of

DPE in progress.

/

Condominiums of 115 units (No proceedings in progress).

Annual expenses : 2780 euros.

### Summary

Property type:	Apartment
Bedrooms:	3
Bathrooms	1
Price	€650,000

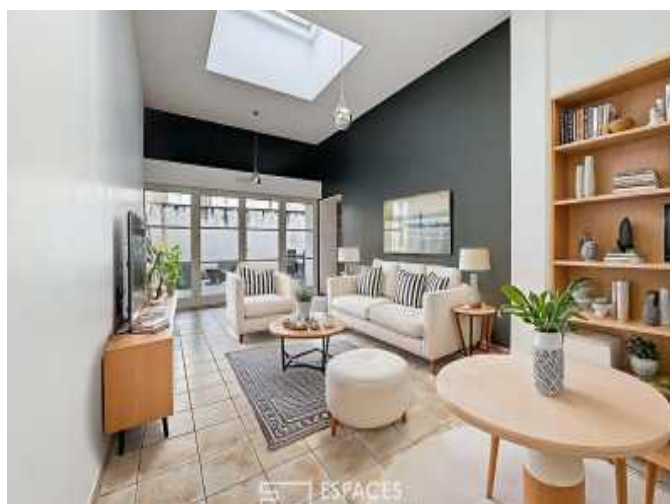
### Key Information

Internal Area:	118 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 cooling 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**

Our French property purchase and move to France were made so easy with the help and assistance of my-french-house.com. They are a committed and professional business – we highly recommend them.

**S. and L. BROWN**



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