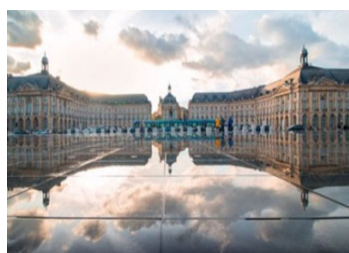
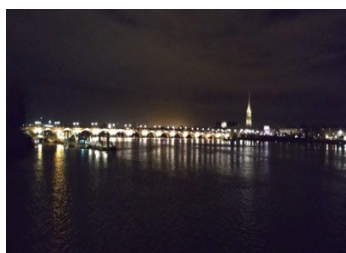


## New T4 in a pleasant residence in Bordeaux Bastide



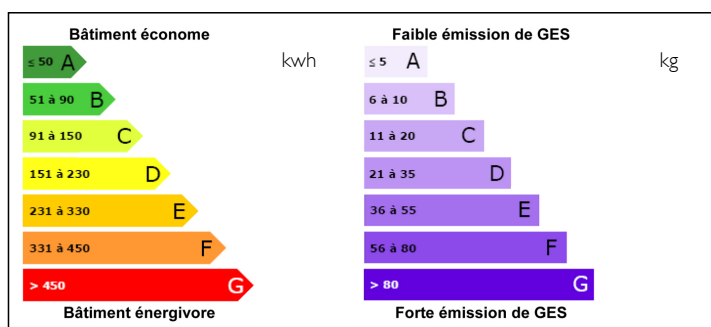
## INFORMATION

Town:	Bordeaux
Department:	Gironde
Bed:	3
Bath:	1
Floor:	87 m2
Outside Space:	18 m2

## IN BRIEF

Superb T4 comprising three bedrooms, one with bathroom and toilet, a living room with open kitchen, a second bathroom and separate toilet, with excellent quality fittings. A terrace allows you to fully enjoy the tranquility of the neighborhood. Each accommodation has covered parking. The residence includes 15 accommodations spread over 2 buildings without any vis-à-vis, a pleasant garden is laid out between the two buildings, contributing to the tranquility of the whole. Other T4 available, contact me

## ENERGY - DPE



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.

## DESCRIPTION

It is an intimate residence of only 15 apartments spread over 2 buildings. Each building has its elevator and staircase. Taking into account the orientation of the plot (south-west / north-east), all of the accommodation faces the sun. This "bioclimatic" design induces the establishment of a principle of through housing, distributed by passageways to the north and developing into a balcony/terrace to the south in order to offer additional outdoor living spaces. In the center of the plot, between the 2 buildings, will be a central garden designed as a soothing universe, with its shapes and curves, soft colors.

All housing is through with an outdoor space for all to promote natural lighting;

- The accommodations are large in size with generous room volumes.
- In the direction of the Label Bâtiment Frugal Bordelais, the project already responds to certain ambitions including solarization, natural through ventilation, the garden which plays the role of an island of freshness;
- Quality of materials: innovative use of hemp concrete for its role of insulation and humidity regulator.

Finally, each accommodation is equipped with quality services: suspended WC, connected habitat with electric shutters. Parking spaces complete each lot. The accommodations are customizable with the support of an interior designer.

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Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

## NOTES