



## T2 lumineux avec terrasse dans petite copropriété au calme à Parempuyre (idéal investisseur)



### Στοιχεία μεσίτη

Όνομα:	ArKadia
Όνομα εταιρείας:	
Χώρα:	United Kingdom
Τηλέφωνο:	
Languages:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Στοιχεία καταχώρησης

Ακίνητο για:	Πώληση
Τιμή:	USD 171,916.01

### Τοποθεσία

Χώρα:	France
Νομός/Περιοχή/Επαρχία:	Nouvelle-Aquitaine
Πόλη:	Parempuyre
Ταχυδρομικός κωδικός:	33290
Δημοσιεύθηκε:	19/02/2026

#### Περιγραφή:

Bright One-Bedroom Apartment with Terrace – Parempuyre

Location and Environment

City: Parempuyre (33290)

Neighborhood: Residential, quiet, and green surroundings

Nearby amenities:

Transport: Bus at the end of the street, providing easy access to Bordeaux

Shops: Supermarket, restaurants, and a cinema just 1.5 km away

Schools: Close to nursery, primary, and secondary schools

Living environment: Secure and well-maintained residence in a peaceful setting

General Property Features

Property type: One-bedroom apartment (T2)

Year of construction: 2017

Floor: Ground floor

Living area: 38 m<sup>2</sup>

Orientation: East, ensuring great morning light

Semi-detached: Attached on one side

Condition: Excellent condition, sold vacant, PMR accessibility compliant

Apartment Description

Entrance hall with storage space



Bright living room with an open-plan equipped kitchen  
Bedroom (10 m<sup>2</sup>) with built-in wardrobe  
Bathroom with WC  
Private 6 m<sup>2</sup> terrace, accessible from the living area  
Flooring: Tiled throughout  
Equipment and Features  
Heating and hot water:  
Individual gas heating  
Central heating and hot water supplied by a gas boiler  
Windows and insulation:  
PVC double glazing with manual roller shutters  
Internet: Fiber optic connection available  
Parking and Residence  
Private secured outdoor parking space  
Well-maintained residence built in 2017  
Composed of 20 residential units  
Annual service charges: 728 euros  
Maintenance and green spaces managed by the condominium  
Charges and Financial Information  
Property tax: 792 euros per year  
Condominium fees: 728 euros per year  
Estimated annual energy costs: Between 474 and 642 euros (based on average energy prices as of January 1, 2023, including subscription fees)  
Accessibility and Surroundings  
Immediate access to shops, services, and public transport  
Peaceful and secure neighborhood, ideal for a first-time buyer or rental investment  
Easy access to major roads and transport links to Bordeaux  
A rare opportunity in the area, perfect for a first purchase or investment. Contact me now to arrange a viewing.

Κατασκευάστηκε: 2015

## Κοινά

Τελειωμένα τετραγωνικά πόδια: 40 τ.μ

## Room details

Total rooms: 2

## Energy efficiency

Energy Use (kWh/m<sup>2</sup>/year): 106

## Building details

Parking: Ναί

## Lease terms



Date Available:

## Επιπλέον πληροφορίες

Link:

[http://www.arkadia.com/AGHX-T710839/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/AGHX-T710839/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## Contact information

IMLIX ID:

1605309

