



## Appartement traversant T3 55m2



### Agent Info

Naam:	ArKadia
Bedrijfsnaam:	
Mistlampen:	United Kingdom
Telefoon:	
Languages:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Advertentie details

Vastgoed voor:	Koop
Prijs:	USD 266,742.16

### Locatie

Aanbevolen Auto Onderdelen:	France
Staat/Regio/Pronvincie:	Nouvelle-Aquitaine
Plaats:	Le Bouscat
Postcode:	33110
Geplaatst:	03-08-2025

### Omschrijving:

Nestled in peaceful, leafy surroundings, this charming flat on the 1st floor with elevator impresses with its abundant natural light, well-designed layout and tranquil atmosphere, all while being just moments from local shops, public transport, and schools.

Upon entering, you are welcomed by a hallway that leads to a bright lounge, a separate kitchen, WC, and bathroom.

A 16 sqm living room features a large south-east facing window, creating a welcoming ambiance at any time of day. The separate kitchen opens directly onto a 3.5 sqm balcony.

Main bedroom (11 sqm): large picture window, leafy view with very little overlooking, and plenty of storage thanks to a built-in wardrobe. You'll also enjoy a second private 3.5 sqm balcony—ideal for having breakfast in the sun or relaxing with a book while taking in the treetop views.

Second bedroom (11 sqm): wide sliding windows spanning the entire width, with a beautiful view of the trees, bringing abundant light and a sense of calm to the room.

Please note: some cosmetic refurbishments are needed to help this apartment reach its full potential.

Gebouwd:	1974
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### Algemeen

Slaapkamers:	2
Badkamers:	1
Afgewerkte vierkante meter:	62 m <sup>2</sup>



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Floor Number: 1

## Room details

Total rooms: 3

## Energy efficiency

Energy Use (kWh/m<sup>2</sup>/year): 192

## Lease terms

Date Available:

## Additionele informatie

Website URL: [http://www.arkadia.com/FFPA-T89288/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/FFPA-T89288/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## Contact information

IMLIX ID: 190239

