



## Appartement traversant T3 55m2



### Agent Info

Name: ArKadia  
Company Name:  
Country: United Kingdom  
Phone:  
Languages: Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Listing details

Property for: Sale  
Price: USD 267,632.53

### Location

Country: France  
State/Region/Province: Nouvelle-Aquitaine  
City: Le Bouscat  
ZIP code: 33110  
Posted: Aug 03, 2025

### Description:

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.

Built: 1974

### Common

Bedrooms: 2  
Bathrooms: 1



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Finished sq. ft.:	62 sq m
Floor Number:	1

## Room details

Total rooms:	3
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## Energy efficiency

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

Date Available:	
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## Additional information

Website URL:	<a href="http://www.arkadia.com/FFPA-T89288/?utm_campaign=multicast&amp;utm_medium=web&amp;utm_source=IMLIX.COM">http://www.arkadia.com/FFPA-T89288/?utm_campaign=multicast&amp;utm_medium=web&amp;utm_source=IMLIX.COM</a>
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## Contact information

IMLIX ID:	190239
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