



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 4506

• Apartment - Talence •



## DETAILS

**Land surface:** 0 m<sup>2</sup>

**Number of bedrooms:** 1

**Number of levels:** 0

**Type of heating:** Gas

**Drainage/sewage:** Everything in the sewer

**Swimming pool:** No

**Ground floor living:** Yes

**Work needed:** Finitions / Décoration

**Fireplace:** No

**Built:** 1980

Logement économe

≤ 50 A

51 à 90 B

91 à 150 C

151 à 230 D

231 à 330 E

331 à 450 F

> 450 G

Logement énergivore

DPE en cours

In a quiet residence, well-maintained, apartment of type 2 of 43m<sup>2</sup>, located on the ground floor and has a cellar, sold free

43 m<sup>2</sup> Carrez living

No field

- Villeréal -

17 place de la Halle

47210 Villeréal

Tel : 05 53 36 08 27

villereal@valadie-immobilier.com

Price fees included

134 000 €

Agency fees: 7,2 % VAT included\*

Price without fees: 125 000 €

\*The agency fees are entirely at the cost of the purchaser



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## • Description ref n°4506 •

This apartment exposed and without vis-à-vis, includes an entry with cupboard, a stay, a kitchen equipped, a room with wall cupboard, a room water and separate WC. It also has a cellar of 6m2.

Close to shops and schools.

Located close to the Boulevards and Bus stops, 15 min walk to the Tram B and a 5-minute drive from the Bordeaux train Station.

- Free apartment.

Good rental investment with a 5%

Access to the residence which allows you to go to the tram ( stop Roustaing ) a two-minute walk.

In front of the residence is the stop of the line 10 bus to university ( via railway station)

