COLDWELL BANKER
EUROPA REALTY

Apartment Bordeaux 103 m²



SALE PRICE : 645 000 €

EMAIL : IMMOBA@COLDWELLBANKER.FR

13 cours Tournon
France, 33000, Bordeaux

PHONE : +33557340139
immoba@coldwellbanker.fr

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DESCRIPTION

Coldwell Banker Immoba Realty Bordeaux presents this very nice apartment located in the sought-after Fondaudège neighborhood, just a few steps from one of the entrances to the Jardin Public.

Located on the second floor, the apartment benefits from beautiful natural light and, above all, a particularly pleasant view of the Jardin Public. The greenery invites itself into daily life through the large living-room windows, bringing a real sense of openness in the heart of Bordeaux.

Fully renovated this year, the apartment is offered turnkey, with contemporary finishes and spaces designed for comfortable living.

The spacious living room is the heart of the property: generous, bright and largely open to the view, it offers a particularly pleasant setting for everyday life. The semi-open kitchen preserves a degree of independence while remaining naturally connected to the living area.

On the sleeping side, the apartment has three bedrooms and two shower rooms, a layout equally suited to family life or to those who want a guest room or an additional workspace.

The location perfectly completes the whole. In less than a five-minute walk you will find everyday shops: supermarket, grocery stores, the Sunday market, as well as tram line D. And for a walk, a run or simply a few moments in the green, the Jardin Public is literally just a few steps away.

A bright, easy-to-live-in apartment where the comfort of a recent renovation meets one of Bordeaux's most pleasant surroundings. A lovely property, ready to welcome its new owners.

DPE 94 (B) GES 3 (A)
Estimated annual energy costs for the home between €940 and €1,330 per year
Co-ownership of 4 units (No ongoing legal proceedings)
Carrez law area 103.11 m2
Price of the property: €645,000 fees included (HAI); agency fees payable by the buyer €25,000 VAT included (4.18%) are included; the seller's net price is €620,000.
Check the risks to which this property is exposed at: www.georisques.gouv
For more information, contact Aliona RAHACHOVA. Find all our properties at www.immoba.fr

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FEATURES

Property type:	Apartment	Area:	103.11 m²	Property tax:	€1.00
Number of rooms:	4 rooms	Number of bedrooms:	3 bedrooms		

Information on the risks to which this property is exposed is available on the Géorisques website: www.georisques.gouv.fr

ENERGY PERFORMANCE DIAGNOSIS

Energy performance diagnosis (EPD): B 94

Greenhouse gas emissions (GHG) index: A 3

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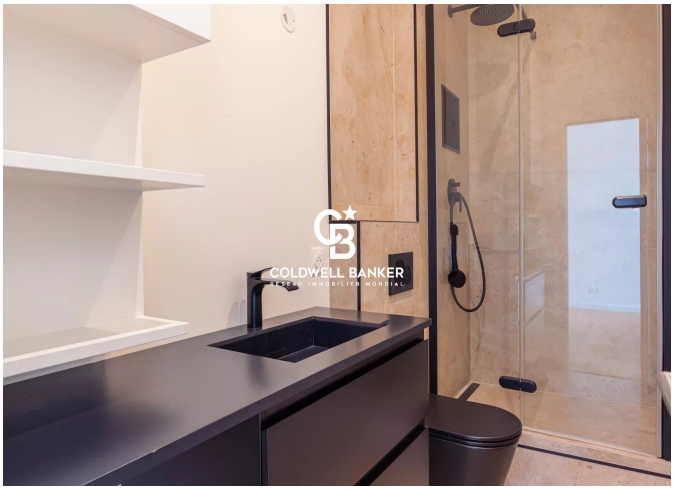

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