COLDWELL BANKER
EUROPA REALTY

Apartment Bordeaux 126 m²



SALE PRICE : 840 000 €

EMAIL : IMMOBA@COLDWELLBANKER.FR

13 cours Tournon
France, 33000, Bordeaux

PHONE : +33557340139
immoba@coldwellbanker.fr

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DESCRIPTION

Coldwell Banker Immoba Realty presents this dual-aspect apartment, located in a beautiful period building a few steps from the Jardin Public, between the lively Chartrons district and the shops on Rue Fondaudège.

Fully redesigned and renovated by an architectural firm, the apartment strikes a fine balance between the character of the old and a more contemporary design language. The renovation highlights the volumes and the light, enhanced by unobstructed views.

Behind the elegance of the renovation lies an apartment that is particularly functional and well thought-out. The apartment has two bedrooms and two bathrooms, as well as a laundry room and numerous fitted storage units, designed to simplify daily life.

Being dual-aspect, it benefits from beautiful light throughout the day and unobstructed views that further enhance the sense of space.

A cellar completes the property.

The small co-ownership adds a more private character to this ideally located address, with the Jardin Public a stone's throw away and all the neighborhood life within walking distance.

An elegant and perfectly considered place, where every detail attests to the quality of the renovation.

Energy Performance Rating (DPE): 114 (C)
Greenhouse Gas Emissions Rating (GES): 23 (C)
Estimated annual energy costs for the property: between €1,436 and €1,942 per year.
Co-ownership of 6 main units (No ongoing legal proceedings)
Loi Carrez: 126.25 m²
Charges: €162/month
Price of the property: €840,000 HAI; the agency fees payable by the buyer of €40,000 incl. VAT, i.e. 5%, are included; the net seller price is €800,000.
Consult 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:	126.25 m²	Property tax:	€2.00
Number of rooms:	4 rooms	Number of bedrooms:	2 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): C 114

Greenhouse gas emissions (GHG) index: C 23

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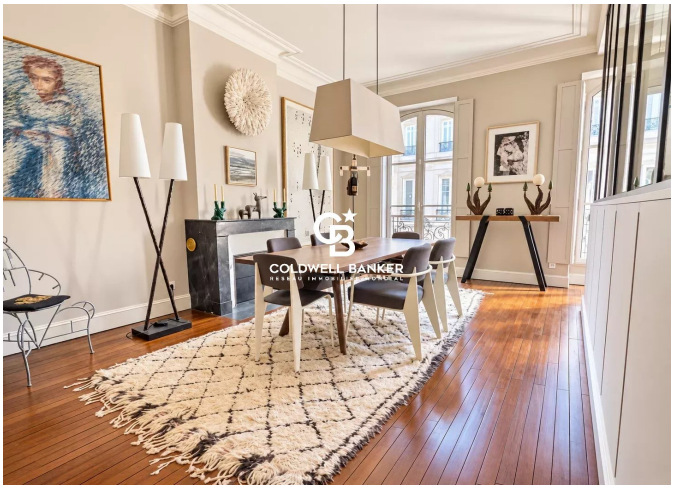



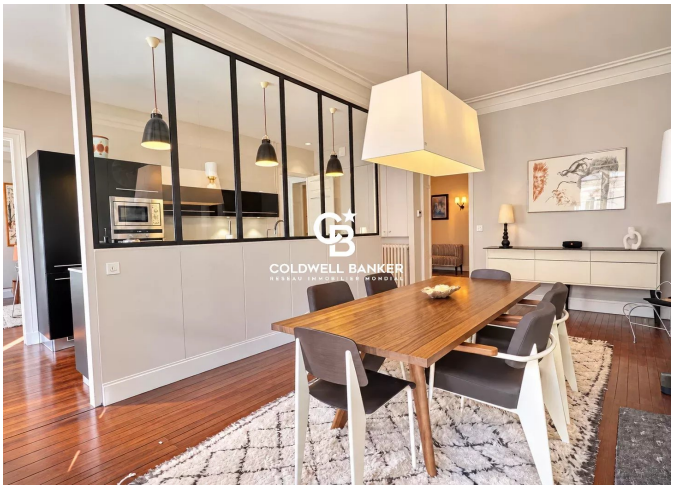







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