COLDWELL BANKER
EUROPA REALTY

Apartment Bordeaux 81 m²



SALE PRICE : 373 800 €

EMAIL : IMMOBA@COLDWELLBANKER.FR

13 cours Tournon
France, 33000, Bordeaux

PHONE : +33557340139
immoba@coldwellbanker.fr

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DESCRIPTION

In the heart of Bordeaux's historic Saint-Pierre district, just a short walk from the riverfront and Place du Palais, Coldwell Banker Immoba Realty is delighted to present this beautiful 81 sqm apartment, distinguished by its natural light, generous proportions and excellent condition.

Located on the fourth floor of a period building, the apartment features an impressive 50 sqm dual-aspect living area, flooded with natural light through four windows overlooking both the street and the courtyard. This welcoming space seamlessly combines a comfortable lounge, dining area and fully equipped open-plan kitchen, creating a warm and inviting atmosphere.

The sleeping area comprises two spacious bedrooms, each with built-in wardrobes, one of which overlooks the courtyard. A modern shower room with a walk-in shower and laundry area, along with a separate toilet, completes the layout.

Presented in excellent condition, the apartment enjoys abundant natural light and open views over the surrounding rooftops.

Its prime location in the heart of Saint-Pierre allows residents to fully embrace Bordeaux's vibrant lifestyle, with shops, restaurants, public transport and the Garonne riverfront just moments from the doorstep.

A charming property, ideal for those seeking generous living spaces and the character of Bordeaux's historic centre, with the added benefit of being ready to move into.

Asking price: €378,500, including agency fees payable by the seller.

Carrez living area: 81 sqm.
Condominium comprising 10 units.
Condominium charges: €435 per quarter.
No ongoing legal proceedings.
Individual electric heating.
Energy rating (DPE): D (248) – Greenhouse gas emissions (GES): B (8).
Estimated annual energy costs: between €1,250 and €1,720.

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

For further information, please contact Marie KHATCHIKIAN.
Independent Real Estate Agent
RSAC 831 139 571
Professional Liability Insurance: AV042822

Discover our full property portfolio on the IMMOBA website.

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FEATURES

Property type:	Apartment	Area:	81.0 m²	Number of rooms:	3 rooms
Number of bedrooms:	2 bedrooms				

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ENERGY PERFORMANCE DIAGNOSIS

Energy performance diagnosis (EPD): D 205

Greenhouse gas emissions (GHG) index: B 8

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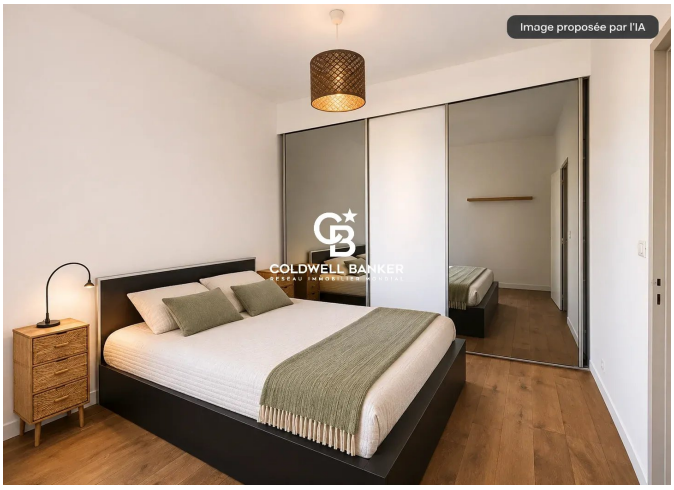

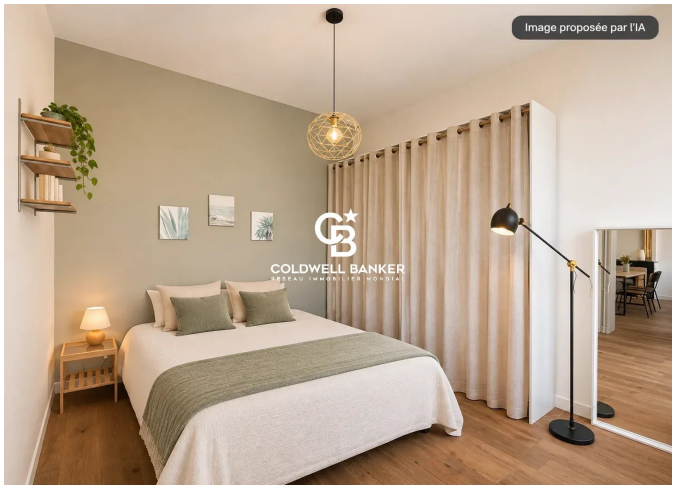

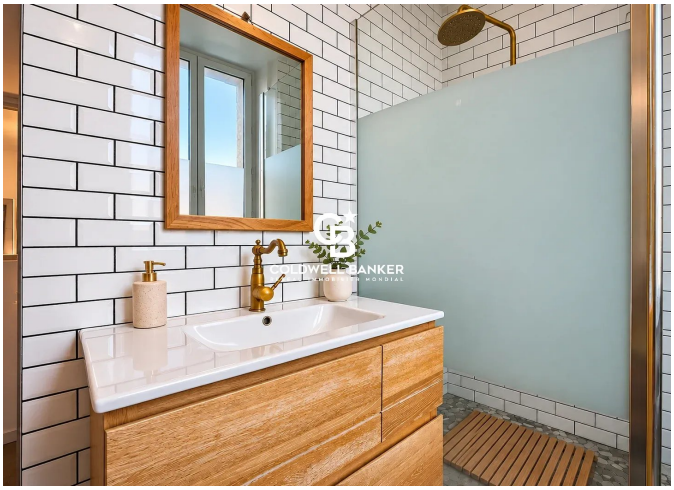



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