COLDWELL BANKER
EUROPA REALTY

Apartment Bordeaux 110 m²




SALE PRICE : 760 000 €

EMAIL : IMMOBA@COLDWELLBANKER.FR

13 cours Tournon
France, 33000, Bordeaux

PHONE : +33557340139
immoba@coldwellbanker.fr

COLDWELL BANKER
EUROPA REALTY

## DESCRIPTION

Coldwell Banker Immoba Realty is pleased to present this truly unique property in the heart of the city, featuring a spectacular 138 m² terrace with panoramic views over Bordeaux.

Located on the 8th and top floor with elevator access, you'll be the only one to enjoy uninterrupted vistas of the city's monuments in every direction.

The terrace spans the west and south sides, while the north-facing side, with expansive windows, offers views of La Grosse Cloche and the Flèche Saint-Michel.

The apartment includes a 48 m² living space with a semi-open kitchen, two bedrooms (one with walk-in closet), one shower room, and one bathroom. All main rooms provide direct access to the terrace. A cellar is also included.
The building offers collective heating and hot water, air conditioning, and a concierge service.

Fees paid by the seller

Energy performance:
DPE: F (343) / GES: F (73)
Estimated annual energy costs: €3,080 – €4,220

Carrez law surface: 110 m²
Co-ownership of 52 units, no ongoing proceedings
Monthly charges: €500 (including elevator, concierge, heating, hot and cold water)

Risk information available on request or at: www.georisques.gouv.fr

Presented by: Annie Herte
Independent Sales Agent RSAC 835 362 922
RCP MA035A20ANPM/O2

See all our listings at IMMOBA.

13 cours Tournon
France, 33000, Bordeaux

PHONE : +33557340139
immoba@coldwellbanker.fr

COLDWELL BANKER
EUROPA REALTY

## FEATURES

| | | | | | |
|---|---|---|---|---|---|
| Property type: | Apartment | Area: | 110.0 m² | Elevator: | Oui |
| Property tax: | €383.00 | Number of rooms: | 3 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): F 338

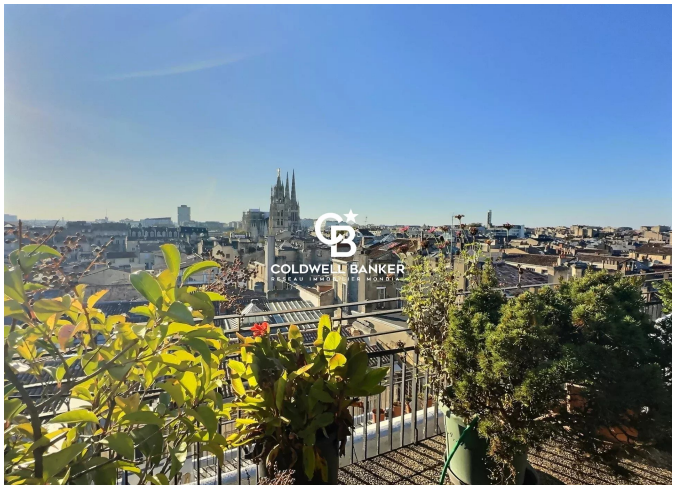
Greenhouse gas emissions (GHG) index: F 72

13 cours Tournon
France, 33000, Bordeaux

PHONE : +33557340139
immoba@coldwellbanker.fr

COLDWELL BANKER
EUROPA REALTY
















13 cours Tournon
France, 33000, Bordeaux

PHONE : +33557340139
immoba@coldwellbanker.fr