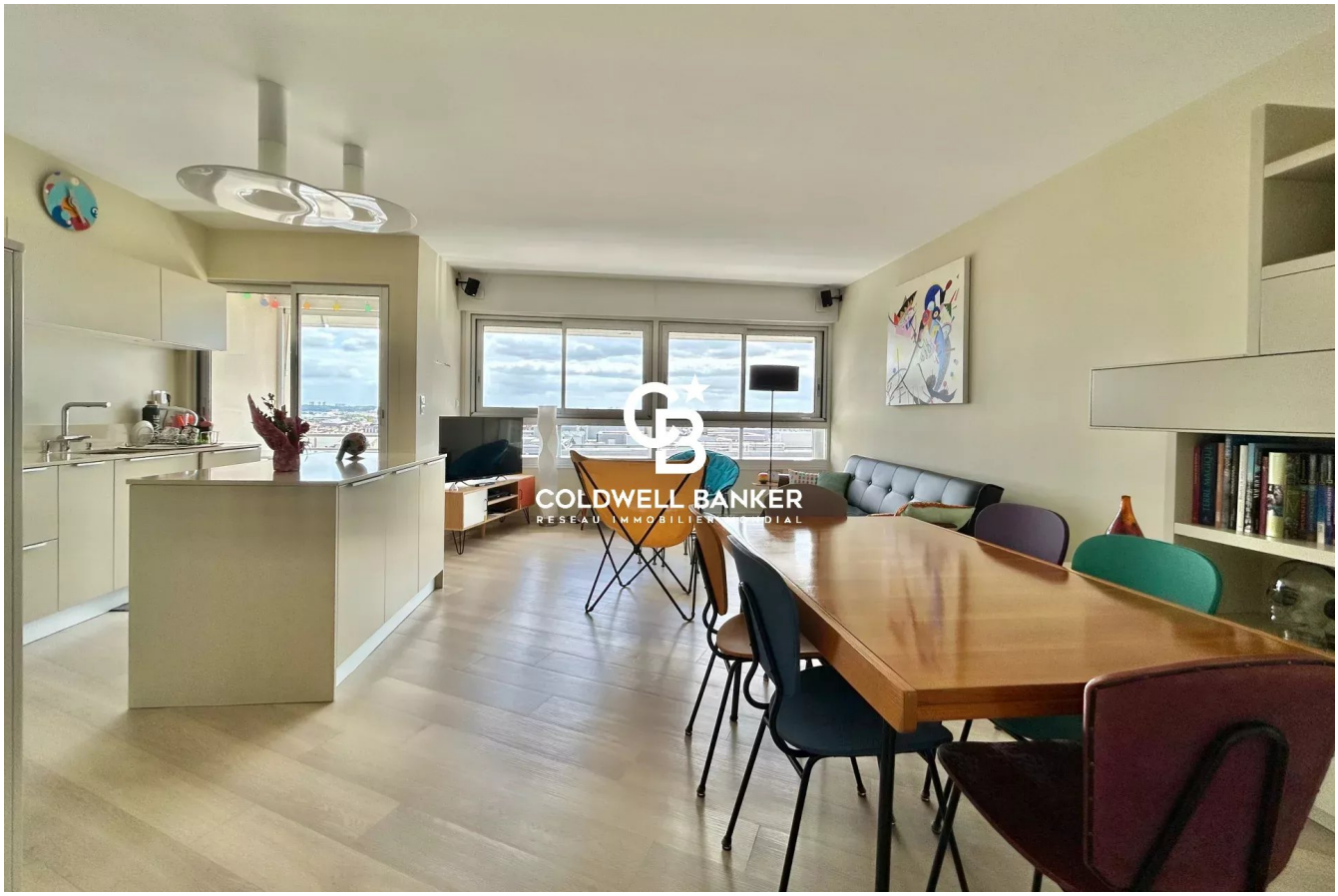
COLDWELL BANKER
EUROPA REALTY

Apartment Bordeaux 111 m²



SALE PRICE : 495 000 €

EMAIL : IMMOBA@COLDWELLBANKER.FR

13 cours Tournon
France, 33000, Bordeaux

PHONE : +33557340139
immoba@coldwellbanker.fr

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DESCRIPTION

Located in the highly sought-after Gambetta district, this T4 apartment on the top floor of a modern building with elevator combines comfort, light, and functionality. Rare in the city center, it enjoys a quiet setting while remaining close to shops and transport.
The bright living area opens onto a covered balcony, perfect for enjoying the outdoors, and includes a fully equipped kitchen with a back kitchen and ample storage.
The sleeping area features three bedrooms, two opening onto a heated loggia, two bathrooms, and two separate toilets—ideal for family living or a comfortable pied-à-terre. Reversible ducted air conditioning ensures year-round comfort.
A storage room on the landing completes the property. An optional covered parking space on the ground floor is available for purchase.

Key Information:
Carrez Surface: 111 m²
Energy Rating (DPE): C (177) – GHG (GES): A (5)
Monthly Charges: €180
Estimated Annual Energy Costs: €1,500 – €2,100
Copropriété de 128 lots principaux,
Pas de procédure en cours
Price: €495,000 HAI (5% fees included, net seller price: €470,000)

For more information or to arrange a visit, contact:
Annie HERTE
Independent Sales Agent
RSAC 835 362 922
RCP MA035A20ANPM/O2

Discover all our properties at IMMOBA.fr
Check property risks at: www.georisques.gouv.fr

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FEATURES

Property type:	Apartment	Area:	111.0 m²	Elevator:	Oui
Property tax:	€2.00	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): C 177

Greenhouse gas emissions (GHG) index: A 5

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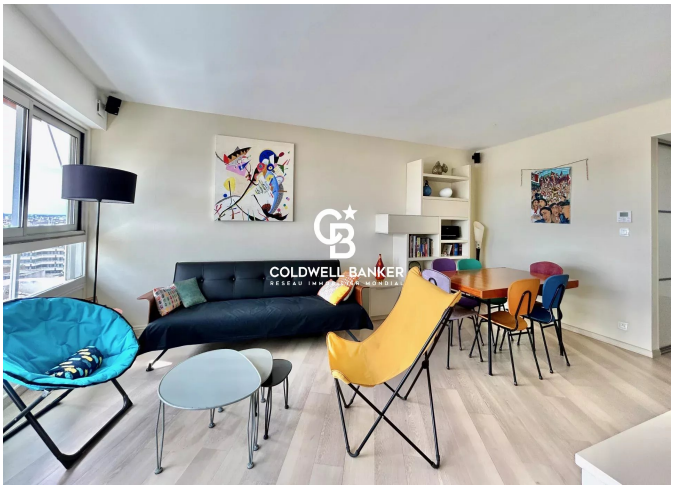

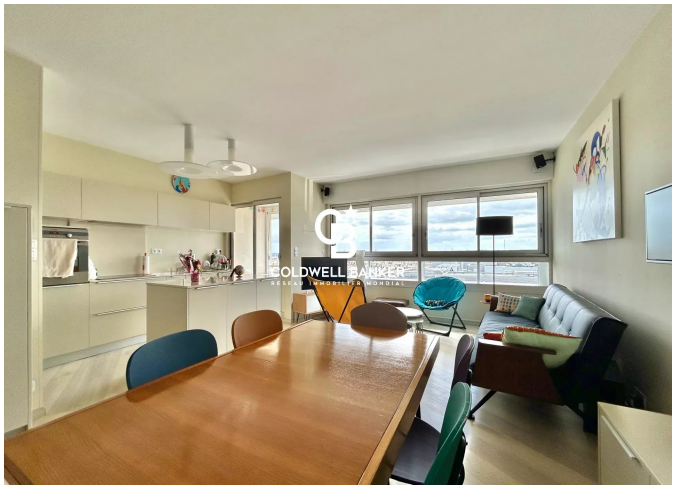

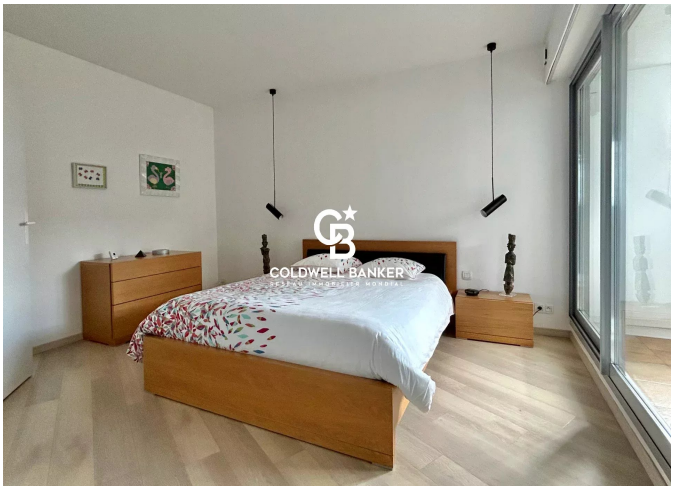



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