COLDWELL BANKER
EUROPA REALTY

Apartment Bordeaux 132 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

Coldwell Banker Immoba Realty is pleased to present this beautiful, fully renovated apartment, ideally located just 10 minutes from the main schools of Barrière du Médoc and Place Gambetta.

Situated in a prestigious, secure, and quiet residence with a caretaker, the apartment offers 133 sqm of living space: an entrance hall with storage, a spacious and bright 45 sqm living room opening onto a 6 sqm east/southeast-facing balcony, a study, and a fully equipped kitchen with dining area and pantry.

The sleeping area includes 2 bedrooms with built-in storage, a new shower room, and a large walk-in closet. The property is in perfect condition and also includes a cellar and a dedicated underground parking space.

The highlight: a stunning rooftop terrace with panoramic views over Bordeaux, featuring a swimming pool exclusively for co-owners.

Additional features: reversible air conditioning and individual gas heating with a separate meter.

Agency fees paid by the seller
Energy Performance Diagnosis (DPE): 161 (C), Greenhouse Gas Emissions (GES): 32 (D)
Estimated annual energy costs: between €1,551 and €2,100
Co-ownership of 173 main lots
No ongoing legal proceedings
Loi Carrez surface area: 132.85 sqm
Quarterly charges: €850
Presented by Annie Herte
Commercial Agent RSAC 835 362 922
Professional Liability Insurance: MA035A20ANPM/O2

Information about natural and technological risks for this property is available upon request or at www.georisques.gouv.fr

Find all our listings at www.immoba.fr

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FEATURES

Property type:	Apartment	Area:	132.85 m²	Elevator:	Oui
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 161

Greenhouse gas emissions (GHG) index: D 32

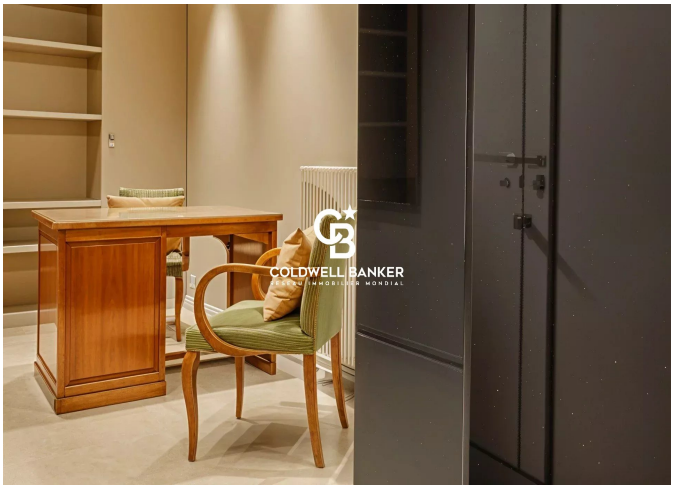
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