COLDWELL BANKER
EUROPA REALTY

Apartment Bordeaux 218 m²



SALE PRICE : 1 300 000 €

EMAIL : IMMOBA@COLDWELLBANKER.FR

13 cours Tournon
France, 33000, Bordeaux

PHONE : +33557340139
immoba@coldwellbanker.fr

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DESCRIPTION

Coldwell Banker is pleased to present this superb apartment ideally located at the foot of Bordeaux's Jardin Public, within immediate proximity to shops and the Fondaudège tram line.

An apartment that will charm you from the very first moments, thanks to its prestigious entrance setting the tone for the entire property.

Each space enjoys generous volumes and elegant features. You will discover a magnificent, light-filled 65 sqm reception room with a fireplace, leading to a warm and convivial dining area enhanced by a fully equipped and functional kitchen.

Night area: three bedrooms, including a beautiful master suite, two shower rooms, and the possibility of creating a fourth bedroom.

Picture rails, 4-metre-high ceilings, herringbone parquet flooring, marble fireplaces... everything is in place to delight lovers of fine architecture and character properties.

Ideal for a liberal profession, offices, medical practices or even a showroom, this apartment will appeal to a wide range of profiles thanks to its exceptional location.

A cellar completes this high-quality property.

For further information or to arrange a viewing, please contact Ms. Alexandra ARNAUD.

Condominium of 7 lots (no ongoing procedures).
Carrez surface area: 219 sqm – Total surface area: 231 sqm
Service charges: €1,200 per quarter

Energy performance:
DPE D (222)
GHG emissions: D (30)
Estimated annual energy costs: between €3,960 and €5,410 per year.

Seller's fees included.
Information on the risks to which this property is exposed is available at: www.georisques.gouv.fr

Independent Sales Agent
RSAC: 880872122 / RCP: 127100479

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FEATURES

Property type:	Apartment	Area:	218.0 m²	Number of rooms:	5 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

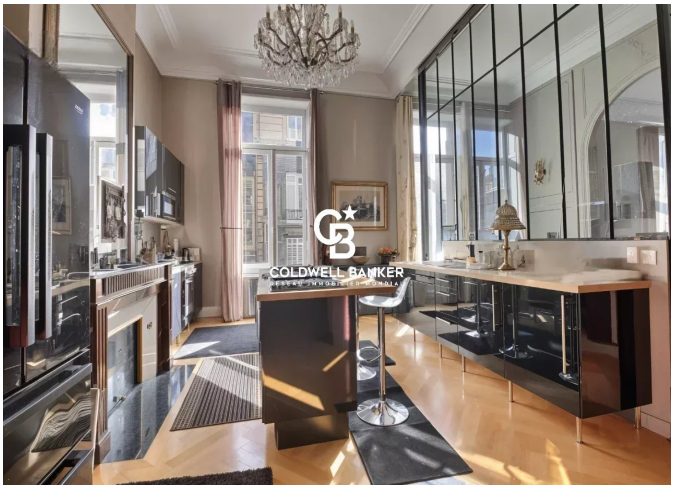
Energy performance diagnosis (EPD): D 222

Greenhouse gas emissions (GHG) index: D 30

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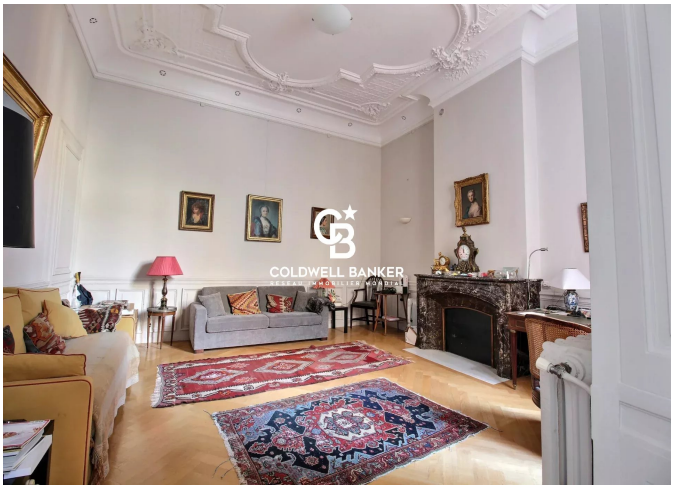
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