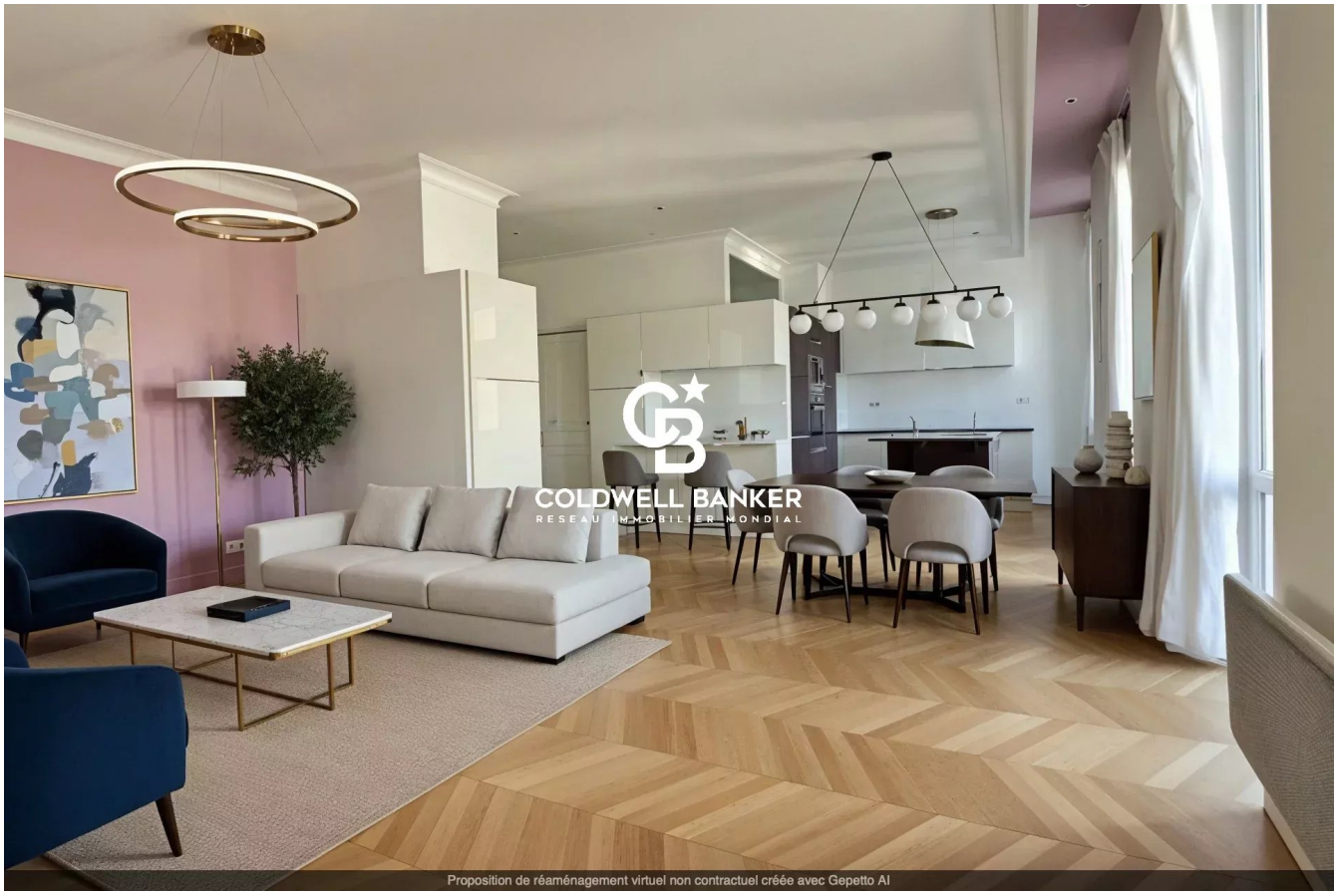
COLDWELL BANKER
EUROPA REALTY

Apartment Bordeaux 85 m²



SALE PRICE : 496 000 €

EMAIL : IMMOBA@COLDWELLBANKER.FR

13 cours Tournon
France, 33000, Bordeaux

PHONE : +33557340139
immoba@coldwellbanker.fr

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DESCRIPTION

Coldwell Banker Immoba Realty presents this elegant 85 m² apartment in a listed building, just steps from Saint-Genès School and tram line B.
Located on the first floor with elevator access and a south-facing orientation, the apartment features a spacious 43 m² open-plan living-dining area with a balcony, along with two bright bedrooms. In excellent condition, it benefits from generous volumes and well-maintained common areas.
A private parking space, a storage room, and a wine cellar complete this rare and practical property.
Key Information:
Energy Rating (DPE): C (145) – GHG (GES): A (5)
Condominium: 15 lots –
Charges: €591 per quarter
Carrez Law Surface: 85.38 m²
Fees payable by the seller.
Presented by Annie Herte – RSAC 835 362 922
Discover all our properties at www.immoba.fr

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FEATURES

Property type:	Apartment	Area:	85.0 m²	Property tax:	€1.00
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

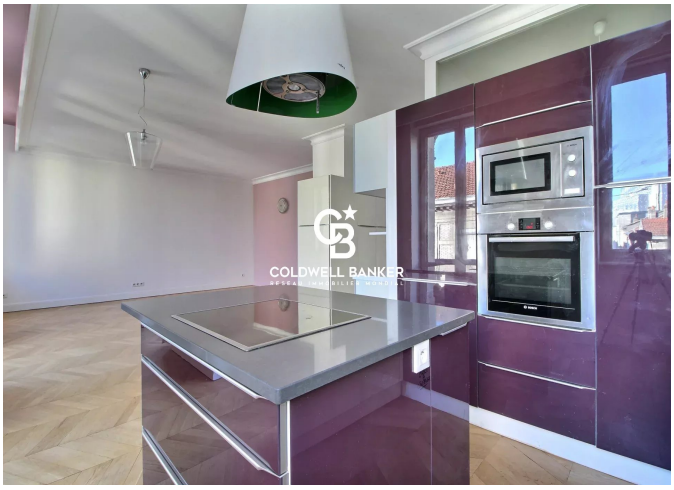
Energy performance diagnosis (EPD): C 145

Greenhouse gas emissions (GHG) index: A 5

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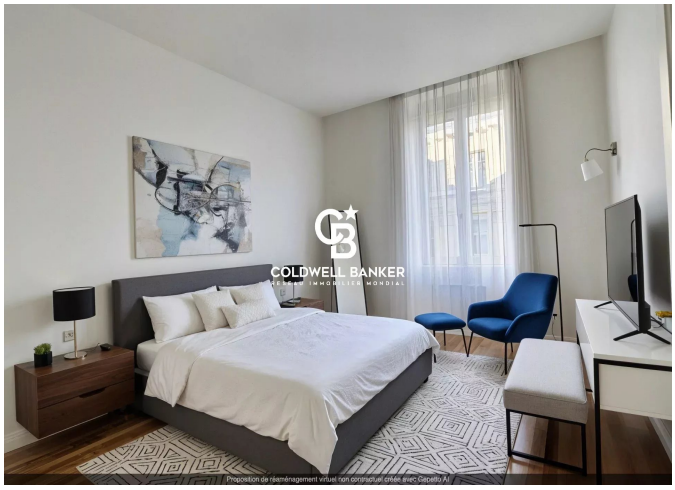
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