COLDWELL BANKER
EUROPA REALTY

Apartment Bordeaux 86 m²



SALE PRICE : 425 000 €

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 beautiful 86 m² (75 m² Carrez) apartment with a warm and intimate atmosphere in the heart of the highly sought-after Golden Triangle.

Nestled on the 3rd floor of a stone building, discover this rare property that combines old-world charm with modern comfort. It comprises a large, light-filled living room, a functional fitted kitchen, two comfortable bedrooms and two bathrooms.

The lack of overlooking neighbours and the upper floor location guarantee absolute tranquillity, right in the heart of bustling Bordeaux. All this in a well-maintained condominium, without a lift.

A favourite property in need of refreshing, for lovers of peace, light and authenticity, just a few steps from luxury shops, restaurants and transport links.

Contact Corinne Prémont for more information.
Independent Estate Agent.
RSAC: 384152203 RCP 127 100 479
Discover all our properties on IMMOBA.
DPE E 295) and GES B (9)
Estimated annual costs: between €1,770 and €2,400 per year
Fees payable by the seller.

Carrez area 75 m². Co-ownership of 6 main lots.
Co-ownership charges: £263/quarter.
No legal proceedings in progress.
Check the risks to which this property is exposed at: www.georisques.gouv

Photos: proposed layouts.

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FEATURES

Property type:	Apartment	Area:	86.0 m²	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): E 295

Greenhouse gas emissions (GHG) index: B 9

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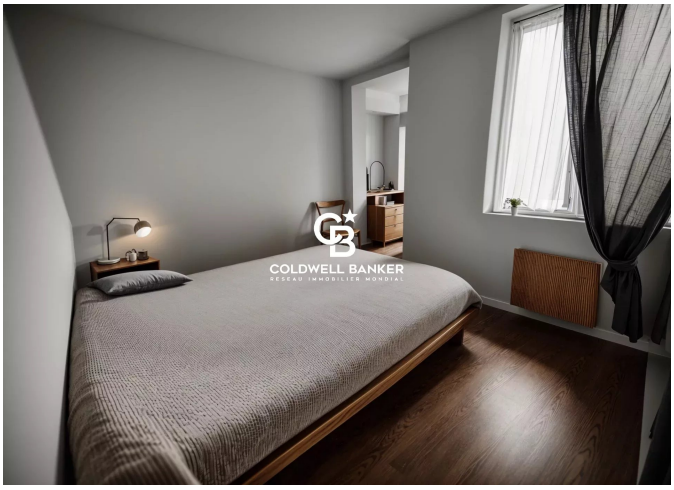





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