COLDWELL BANKER
EUROPA REALTY

Apartment Bordeaux 92 m²



SALE PRICE : 725 000 €

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 stunning apartment with elevator, ideally located in the heart of downtown Bordeaux.

Fully renovated in 2022 with high-quality materials while preserving its original features, this exceptional property offers 2 bedrooms, each with its own shower room, a magnificent living room, and a dining area with kitchen.

The main asset of this very elegant apartment: NATURAL LIGHT.

It is possible to purchase one or two closed garages at an additional cost.

Condominium of 11 main lots, monthly charges: €170. Carrez surface area: 91.8 m². No ongoing legal proceedings.
Energy rating: C (164), Greenhouse gas emissions: A (5)
Estimated annual energy costs: €1,200–1,650.
Agency fees are payable by the buyer.
(Property price: €725,000 agency fees included. Agency fees of €35,000 incl. VAT, representing 5%, are included in the sale price. Net seller price: €690,000)

For more information, please contact Marie-Lucie CHANRAUD
Independent sales agent
RSAC: 878552314
Professional insurance: 12710419

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FEATURES

Property type:	Apartment	Area:	92.0 m²	Elevator:	Oui
Property tax:	€1.00	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 164

Greenhouse gas emissions (GHG) index: A 5

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