COLDWELL BANKER
EUROPA REALTY

Apartment Bordeaux 95 m²



SALE PRICE : 429 000 €

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 delighted to present this exceptional and discreet property, ideally located in the heart of Bordeaux's highly sought-after Croix-Blanche district, within a secure, gated residence.
This reverse duplex features, on its main level, a spacious 46 sq m (495 sq ft) living area opening onto a private terrace, together with one bedroom and a shower room.
The upper level offers a second bedroom with its own shower room. Benefiting from a separate entrance, this space is perfectly suited for a home office or professional practice.
A private parking space completes this outstanding property.

Agency fees are payable by the seller.

Energy Performance Certificate (DPE): 112 (Class C)
Greenhouse Gas Emissions (GES): 3 (Class A)
Estimated annual energy costs: between €4,230 and €5,780.

Co-ownership of 6 residential units
No legal proceedings in progress
Carrez Law surface area: 95.3 sq m
Quarterly service charges: €190
For further information or to arrange a viewing, please contact:
Annie Herte
Commercial Agent – RSAC No. 835 362 922
Professional Liability Insurance: MA035A20ANPM/O2
Information regarding potential risks to which this property may be exposed is available upon request or on the Géorisques website: www.georisques.gouv.fr.
Discover all our properties at www.immoba.fr.

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FEATURES

Property type:	Apartment	Area:	95.3 m²	Number of units:	11
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): B 92

Greenhouse gas emissions (GHG) index: A 3

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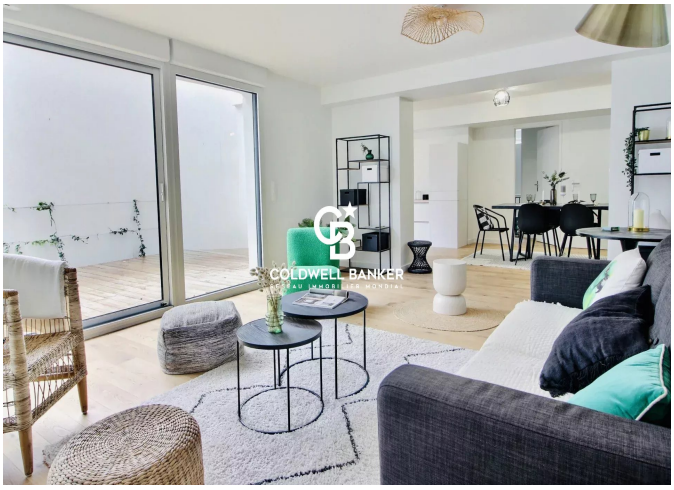







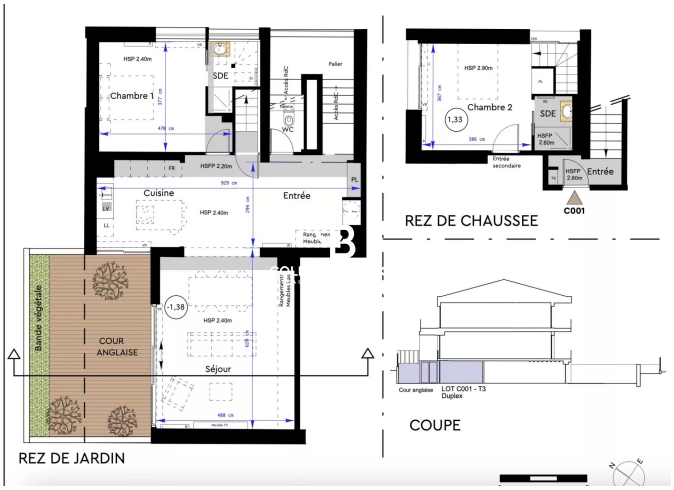



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