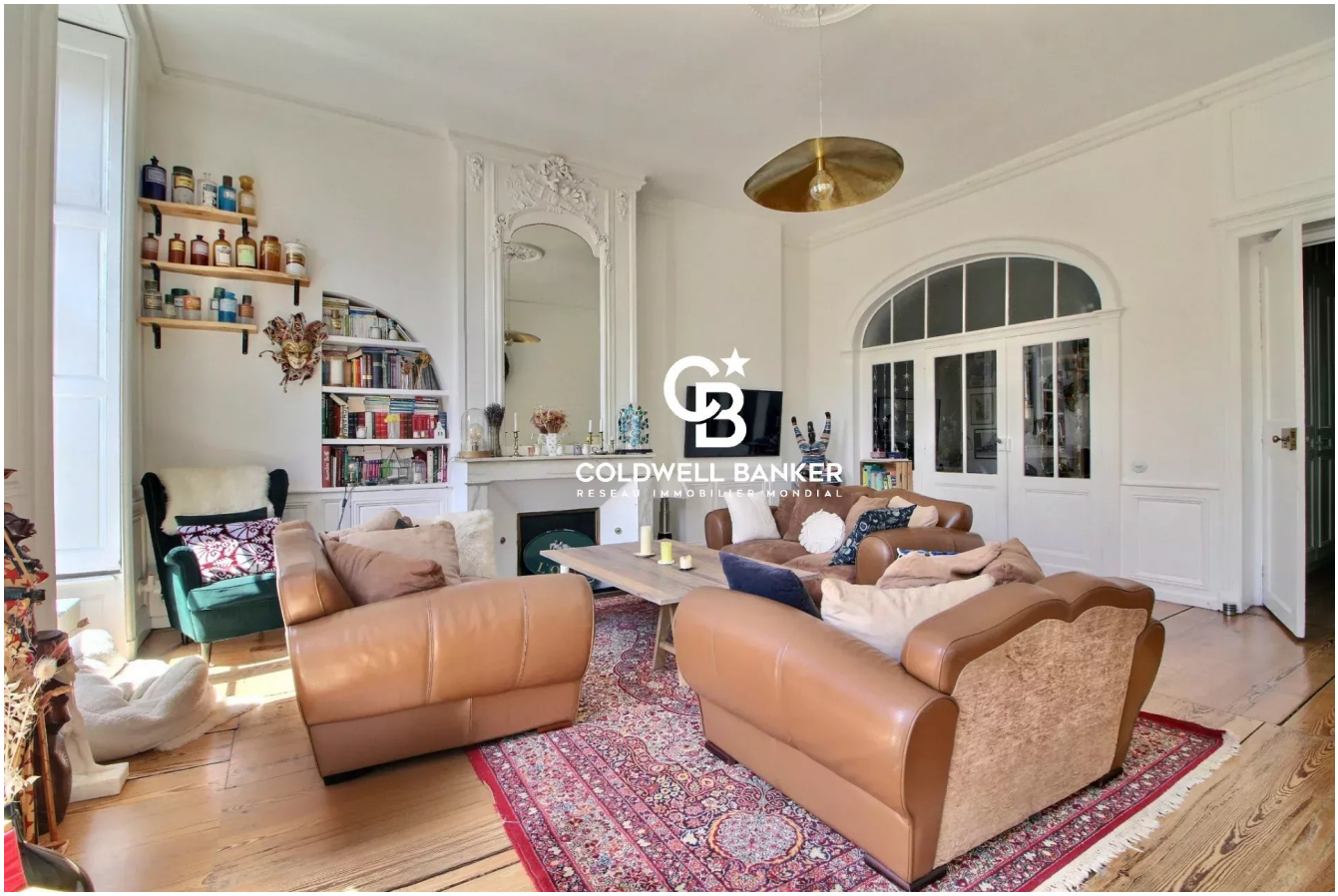
COLDWELL BANKER
EUROPA REALTY

# Apartment Bordeaux 133 m²




SALE PRICE : 699 000 €

EMAIL : IMMOBA@COLDWELLBANKER.FR

13 cours Tournon
France, 33000, Bordeaux

PHONE : +33557340139
immoba@coldwellbanker.fr

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## DESCRIPTION

In the heart of the highly sought-after Chartrons district, on a quiet and desirable street, within walking distance of Rue Notre-Dame, the river quays, tramway, shops and schools, discover this superb apartment entirely redesigned by an architect.

Set within a beautiful stone building, the property impresses with its magnificent volumes, abundant natural light thanks to its full southern exposure, and the perfect blend of contemporary comfort and preserved bourgeois charm: hardwood floors, moldings, fireplaces and impressive ceiling heights.

The spacious living and dining room offers an elegant and welcoming atmosphere, extended by a large eat-in kitchen designed for entertaining. The night area features three bedrooms, including a beautiful master suite, as well as two shower rooms.

A true coup de cœur, rare in the area, ideal for enjoying the refined Chartrons lifestyle to the fullest.

Energy rating: B (79)
GHG emissions: A (4)
Estimated annual energy costs: €1,010–€1,410 per year

Co-ownership: 8 units
Service charges: €145/month
Carrez Law surface area: 133,19sqm (floor area)

Property price: €699,000 incl. agency fees
Agency fees payable by the buyer: €27,000 incl. VAT (4%)
Net seller price: €672,000

Information on potential risks to which this property is exposed is available at: www.georisques.gouv.fr

For further information, please contact:
Marie-Lucie Chanraud
Agent commercial indépendant
RSAC: 878552314
RCP: 12710419

Discover all our listings on IMMOBA.

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## FEATURES

| | | | | | |
|---|---|---|---|---|---|
| Property type: | Apartment | Area: | 133.19 m² | Property tax: | €1.00 |
| 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): B 79

Greenhouse gas emissions (GHG) index: A 4

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