COLDWELL BANKER
EUROPA REALTY

Apartment Le Bouscat 135 m²



SALE PRICE : 795 000 €

EMAIL : IMMOBA@COLDWELLBANKER.FR

EXCLUSIVITY

13 cours Tournon
France, 33000, Bordeaux

PHONE : +33557340139
immoba@coldwellbanker.fr

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DESCRIPTION

Coldwell Banker Immoba Realty, your local agency for Le Bouscat, Caudéran, and surrounding areas, invites you to discover this bright and modern apartment located close to Tram Line D and the town center of Le Bouscat.

It features a spacious, light-filled living area with an open-plan, fully fitted and equipped kitchen.

The night area includes two bright, generously sized bedrooms with built-in wardrobes, as well as a master suite.

You'll enjoy a beautiful south-west facing terrace of approximately 70 m² — perfect for relaxing or entertaining.

Two underground parking spaces complete this property.

Energy performance: DPE B (109) / GES C (21)
Estimated annual energy costs: between €1,220 and €1,730

Carrez law surface: 134.55 m²
Co-ownership of 120 units (no ongoing proceedings)
Annual charges: €3,600
Agency fees included, paid by the seller

Contact: Stéphane Laroche
Independent Sales Agent
RSAC: 828 362 285 / RCP: 127 100 479

Schedule a visit today and find all our listings on IMMOBA.

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FEATURES

Property type:	Apartment	Area:	135.0 m²	Elevator:	Oui
Property tax:	€2.00	Number of rooms:	4 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): C 109

Greenhouse gas emissions (GHG) index: C 21

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