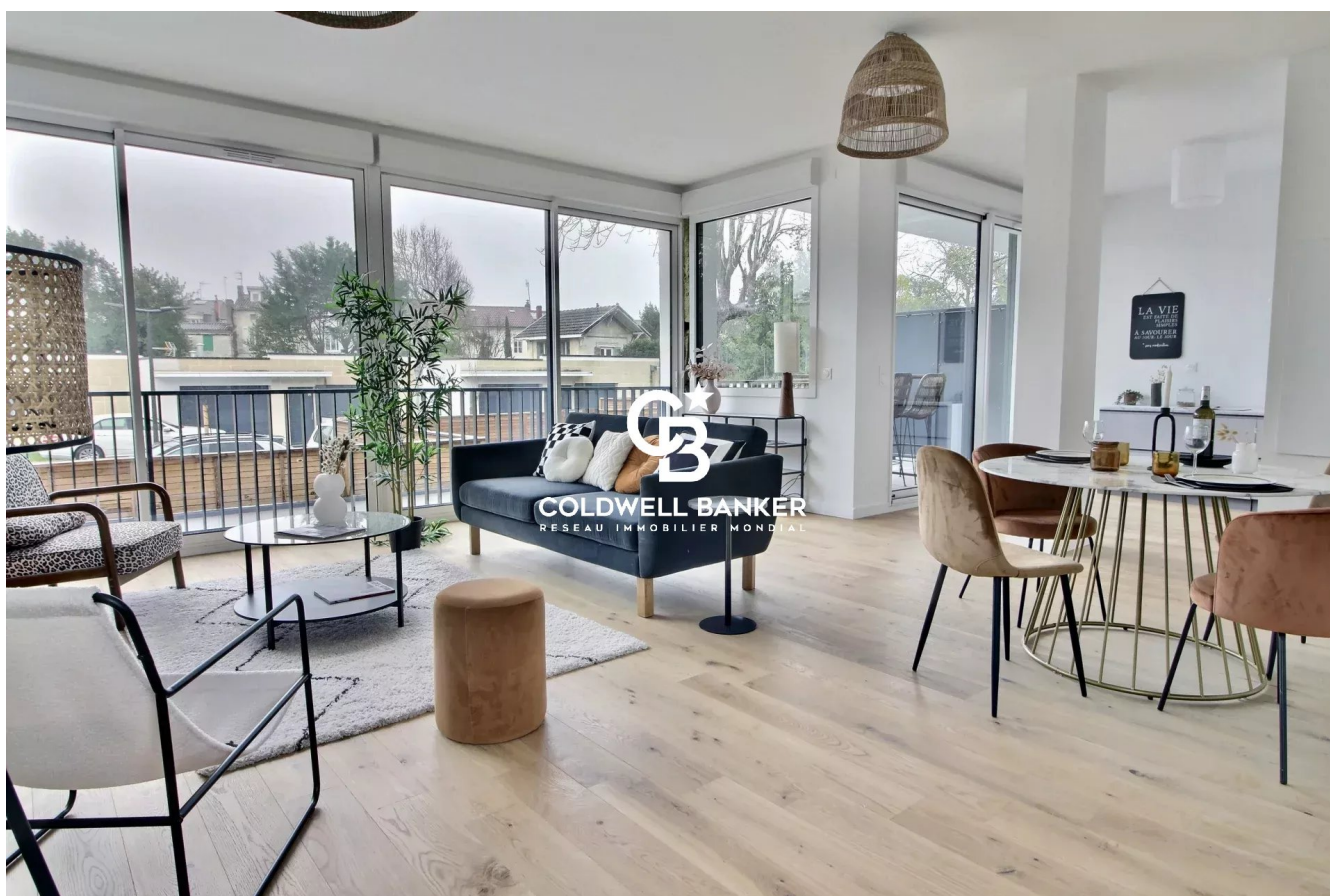


Appartement Bordeaux 103 m<sup>2</sup>

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PRIX DE VENTE : 699 000 €

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EMAIL : [IMMOBA@COLDWELLBANKER.FR](mailto:IMMOBA@COLDWELLBANKER.FR)

## DESCRIPTION

Located in the highly sought-after Croix Blanche district, Coldwell Banker ImmoBa presents this charming duplex, offering a true house-like feel with private outdoor spaces.

The bright and welcoming living area features an open-plan kitchen and opens onto a terrace, perfect for enjoying outdoor meals during warm weather.

On the garden level, the sleeping area includes a master suite and two bedrooms sharing a bathroom, all with direct access to the garden, ensuring peace and privacy.

A parking space completes the property within a secure residence, which also includes a bike storage area. A rare city-living opportunity combining comfort, functionality, and outdoor space.

Key Information:

Carrez Surface: 103.6 m<sup>2</sup>

Co-ownership: 4 units – No ongoing procedures

Charges: €199/month

Energy Rating (DPE): B (106)

Fees: Seller's responsibility

For more information or to arrange a visit, contact Annie Herte – RSAC 835 362 922 / RCP

MA035A20ANPM/O2

All our properties: [www.immoba.fr](http://www.immoba.fr)

Property risks: [www.georisques.gouv.fr](http://www.georisques.gouv.fr)

## CARACTÉRISTIQUES

Type de bien :	Appartement	Surface :	103.6 m <sup>2</sup>	Nombre de lots :	11
NB de pièces :	4 rooms	NB de chambres :	3 bedrooms		

Les informations sur les risques auxquels ce bien est exposé sont disponibles sur le site Géorisques : [www.georisques.gouv.fr](http://www.georisques.gouv.fr)

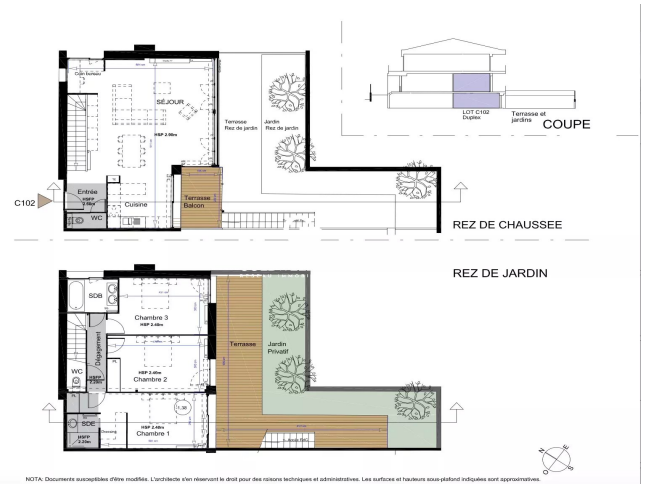
## DIAGNOSTIC DE PERFORMANCE ÉNERGÉTIQUE

Diagnostic de performance énergétique (DPE) : B 92

Indice d'émission de gaz à effet de serre (GES) : A 3



**COLDWELL BANKER**  
**EUROPA REALTY**



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