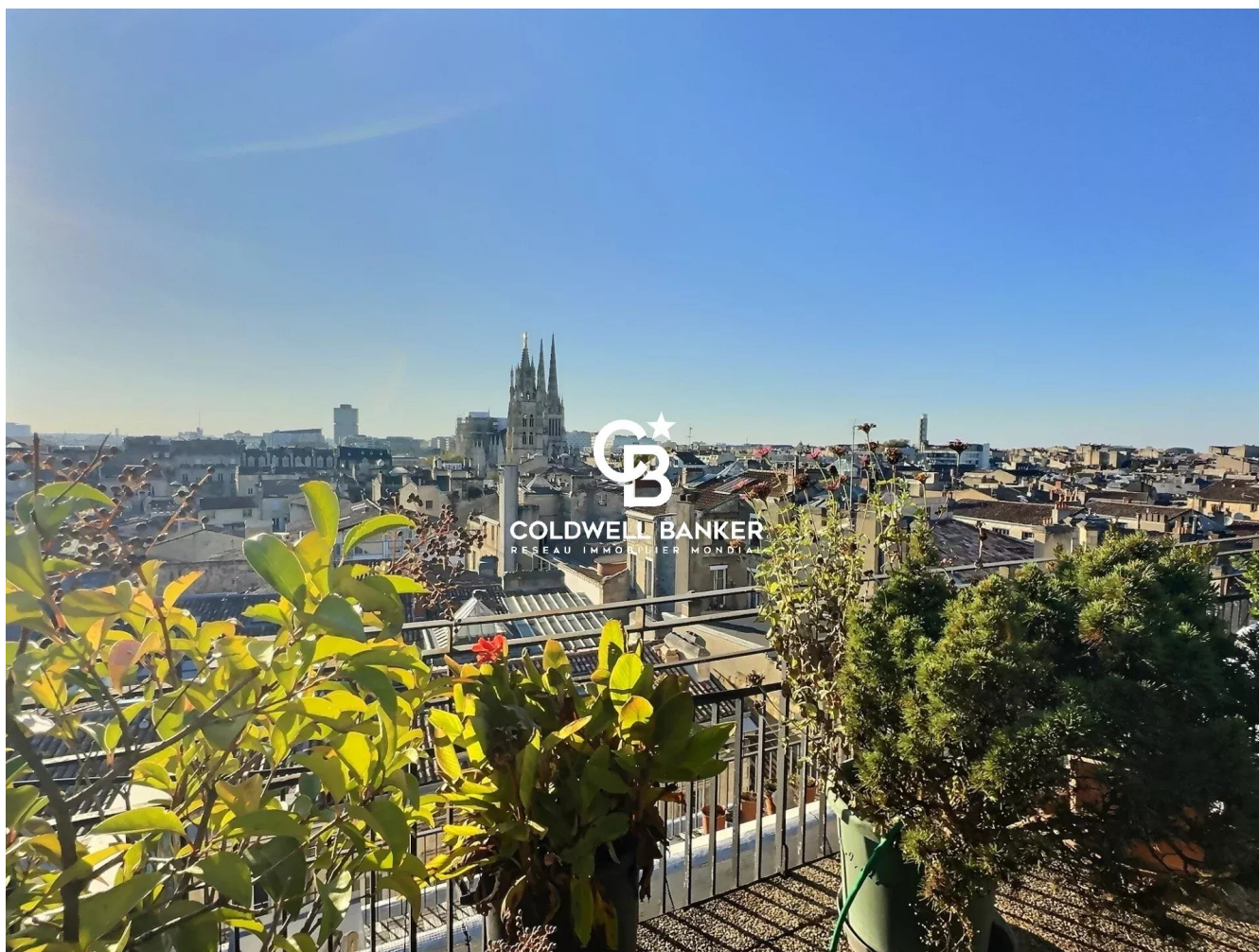


Appartement Bordeaux 110 m²



PRIX DE VENTE : 760 000 €

EMAIL : IMMOBA@COLDWELLBANKER.FR

DESCRIPTION

Coldwell Banker Immoba Realty is pleased to present this truly unique property in the heart of the city, featuring a spectacular 138 m² terrace with panoramic views over Bordeaux.

Located on the 8th and top floor with elevator access, you'll be the only one to enjoy uninterrupted vistas of the city's monuments in every direction.

The terrace spans the west and south sides, while the north-facing side, with expansive windows, offers views of La Grosse Cloche and the Flèche Saint-Michel.

The apartment includes a 48 m² living space with a semi-open kitchen, two bedrooms (one with walk-in closet), one shower room, and one bathroom. All main rooms provide direct access to the terrace. A cellar is also included.

The building offers collective heating and hot water, air conditioning, and a concierge service.

Fees paid by the seller

Energy performance:

DPE: F (343) / GES: F (73)

Estimated annual energy costs: €3,080 – €4,220

Carrez law surface: 110 m²

Co-ownership of 52 units, no ongoing proceedings

Monthly charges: €500 (including elevator, concierge, heating, hot and cold water)

Risk information available on request or at: www.georisques.gouv.fr

Presented by: Annie Herte

Independent Sales Agent RSAC 835 362 922

RCP MA035A20ANPM/O2

See all our listings at IMMOBA.

CARACTÉRISTIQUES

Type de bien :	Appartement	Surface :	110.0 m ²	Ascenseur :	Oui
Taxe foncière :	€383.00	NB de pièces :	3 rooms	NB de chambres :	2 bedrooms

Les informations sur les risques auxquels ce bien est exposé sont disponibles sur le site Géorisques : www.georisques.gouv.fr

DIAGNOSTIC DE PERFORMANCE ÉNERGÉTIQUE

Diagnostic de performance énergétique (DPE) : F 338

Indice d'émission de gaz à effet de serre (GES) : F 72



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