

Appartement Bordeaux 110 m<sup>2</sup>

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PRIX DE VENTE : 966 000 €

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## DESCRIPTION

Coldwell Banker Immoba Realty Bordeaux is pleased to present this beautiful top-floor apartment, located in a prestigious residence with elevator access, just a few steps from the Jardin Public and Place Marie Brizard.

Set within one of Bordeaux's most sought-after neighborhoods, both lively and elegant, the property enjoys immediate proximity to the tramway with direct access to Gare de Bordeaux-Saint-Jean, as well as an excellent selection of local gourmet food shops including a fishmonger, cheese shop, delicatessens, and beloved neighborhood addresses.

All on one level, the apartment opens onto a pleasant private terrace of 17 sqm — a true extension of the living spaces and an invitation to enjoy the natural light throughout the day.

The layout is generous and thoughtfully designed, featuring a spacious light-filled living room with a fully equipped kitchen and high-quality appliances, a second lounge designed as a winter garden, two large bedrooms, an elegant shower room, and a pantry/storage room, always invaluable for everyday living.

A private underground parking space within the residence completes this property, offering highly sought-after amenities.

A warm and contemporary apartment where comfort, tranquility, and a prime location blend perfectly.

Energy rating (DPE): 92 (B)

Greenhouse gas emissions (GES): 9 (B)

Estimated annual energy costs: between €870 and €1,210 per year

Condominium comprising 39 units (no ongoing legal proceedings)

Carrez law surface area: 95 sqm

Monthly service charges: €211

Property price: €966,000 agency fees included.

Agency fees payable by the buyer: €46,000 incl. VAT (5%).

Net seller price: €920,000.

Information regarding potential risks to which this property is exposed is available at:

Géorisques

For further information, please contact Aliona Rahachova.

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## CARACTÉRISTIQUES

Type de bien :	Appartement	Surface :	110.7 m <sup>2</sup>	Ascenseur :	Oui
NB de pièces :	4 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](http://www.georisques.gouv.fr)

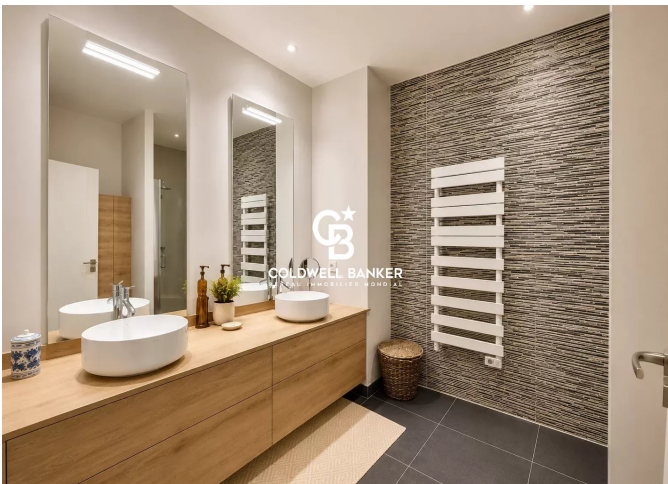
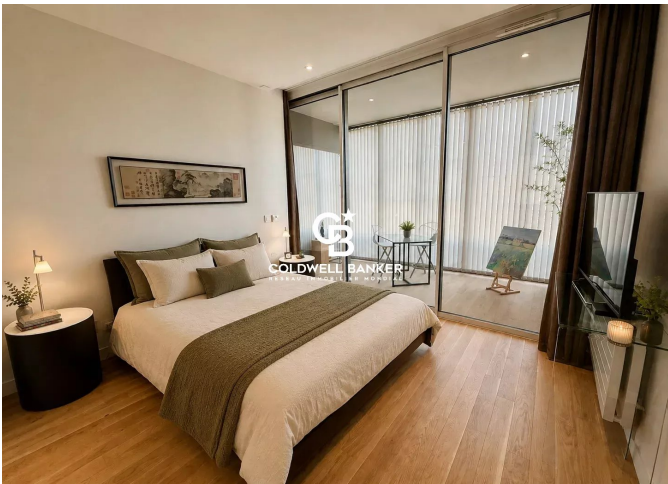
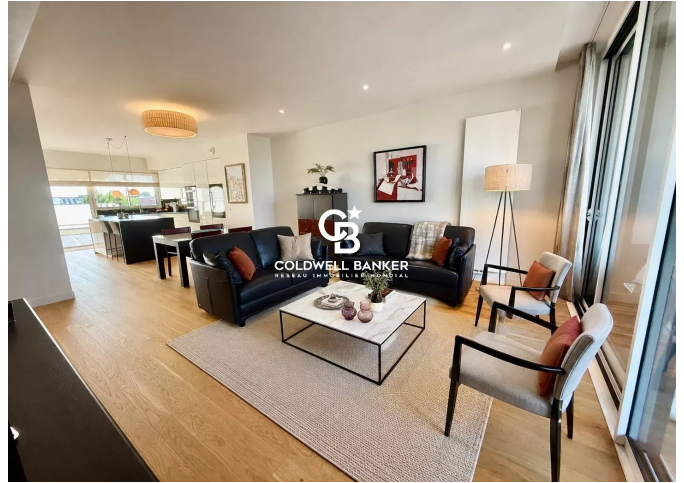
## DIAGNOSTIC DE PERFORMANCE ÉNERGÉTIQUE

Diagnostic de performance énergétique (DPE) : B 92

Indice d'émission de gaz à effet de serre (GES) : B 9



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