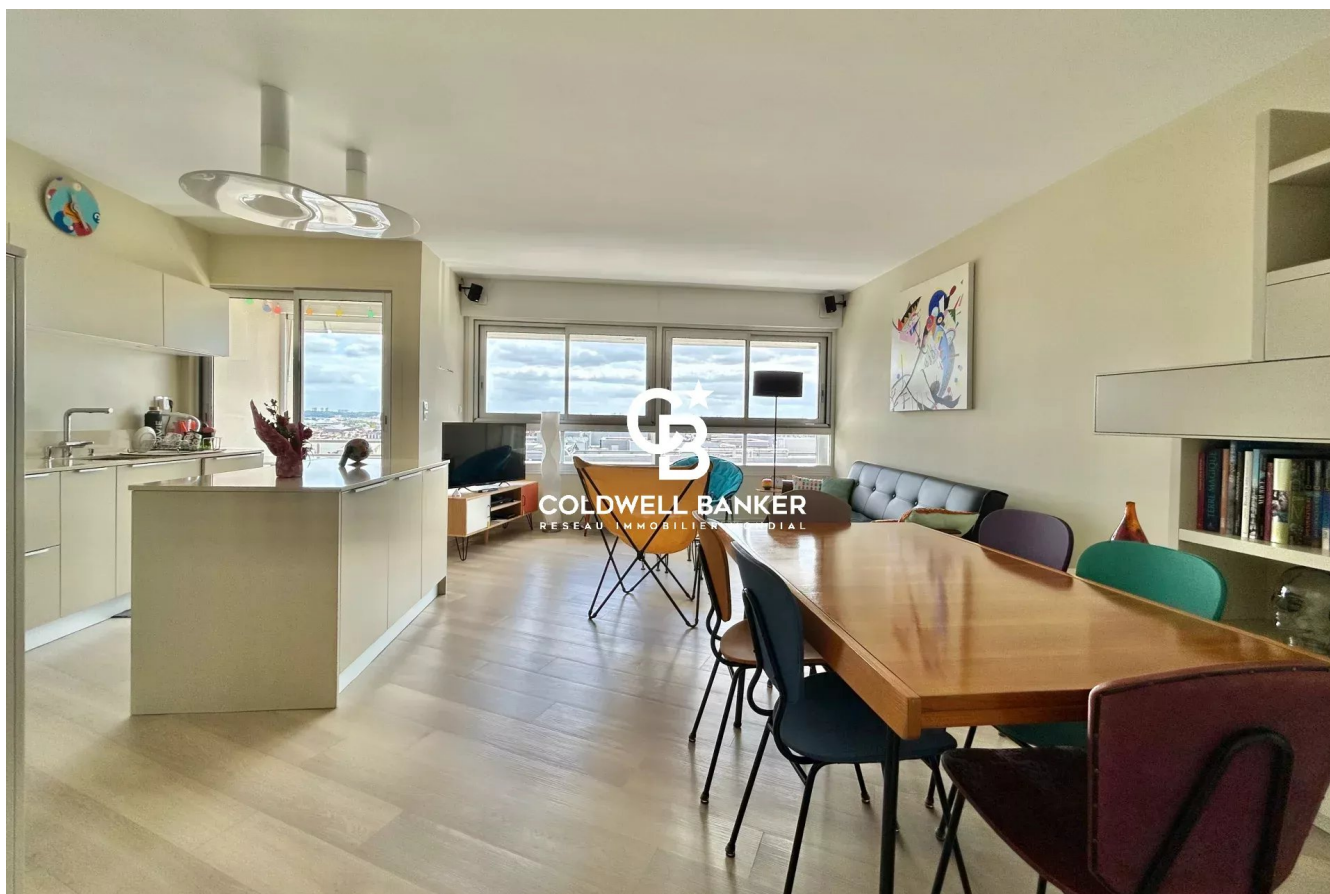


Appartement Bordeaux 111 m<sup>2</sup>

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PRIX DE VENTE : 495 000 €

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

## DESCRIPTION

Located in the highly sought-after Gambetta district, this T4 apartment on the top floor of a modern building with elevator combines comfort, light, and functionality. Rare in the city center, it enjoys a quiet setting while remaining close to shops and transport.

The bright living area opens onto a covered balcony, perfect for enjoying the outdoors, and includes a fully equipped kitchen with a back kitchen and ample storage.

The sleeping area features three bedrooms, two opening onto a heated loggia, two bathrooms, and two separate toilets—ideal for family living or a comfortable pied-à-terre. Reversible ducted air conditioning ensures year-round comfort.

A storage room on the landing completes the property. An optional covered parking space on the ground floor is available for purchase.

Key Information:

Carrez Surface: 111 m<sup>2</sup>

Energy Rating (DPE): C (177) – GHG (GES): A (5)

Monthly Charges: €180

Estimated Annual Energy Costs: €1,500 – €2,100

Price: €495,000 HAI (5% fees included, net seller price: €470,000)

Contact: Vincent Macary, Independent Commercial Agent – RSAC 909 975 096 / RCP 127100479

Discover all our properties at [IMMOBA.fr](https://www.immoba.fr)

Check property risks at: [www.georisques.gouv.fr](https://www.georisques.gouv.fr)

## CARACTÉRISTIQUES

Type de bien :	Appartement	Surface :	111.0 m <sup>2</sup>	Ascenseur :	Oui
Taxe foncière :	€2.00	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)

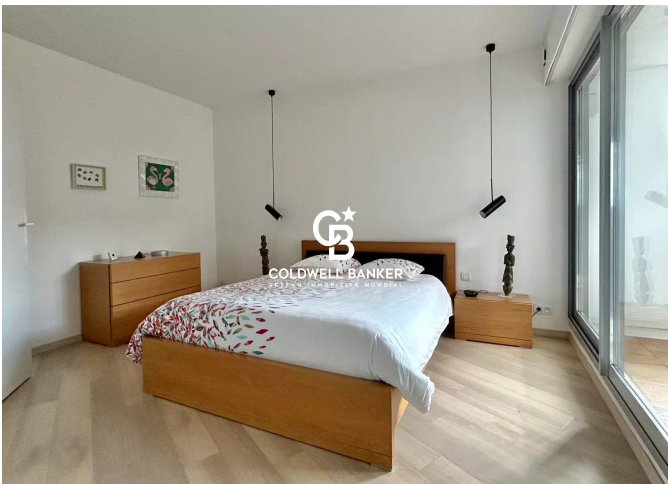
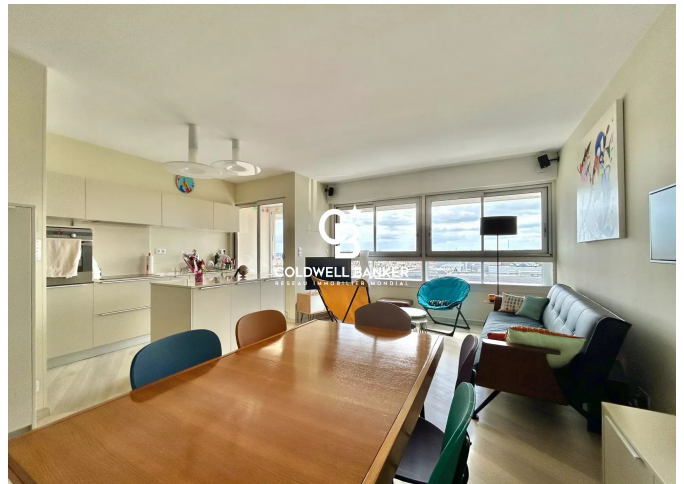
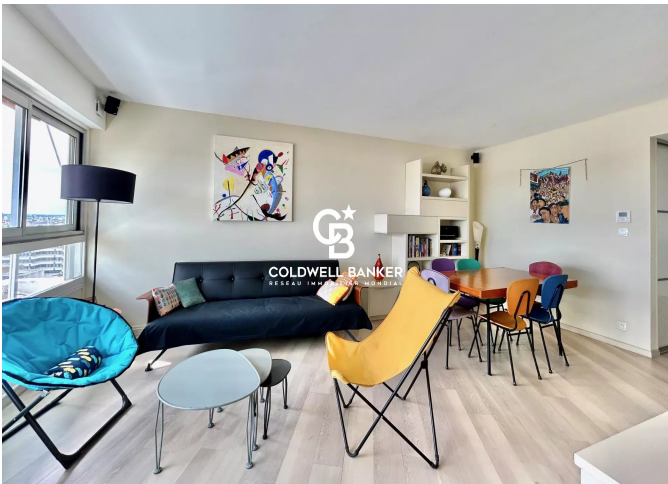
## DIAGNOSTIC DE PERFORMANCE ÉNERGÉTIQUE

Diagnostic de performance énergétique (DPE) : C 177

Indice d'émission de gaz à effet de serre (GES) : A 5



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