

Appartement Bordeaux 112 m²



PRIX DE VENTE : 640 000 €

EMAIL : IMMOBA@COLDWELLBANKER.FR

DESCRIPTION

Coldwell Banker Immoba Realty presents this beautiful 112 sq.m apartment (Carrez Law) located on the second floor of a recently refurbished cut-stone building.

Prime location, generous volumes, high ceilings, and preserved period features (fireplaces, hardwood floors)... come and discover this apartment offering an entrance hall, a large double living room (with the possibility of creating a third bedroom), a dining room with a separate fully equipped kitchen, two bedrooms, and two bathrooms.

A healthy 40 sq.m cellar and an attic further enhance this property.

Suitable for residential use, offices, or liberal professions. A must-see, ideally located close to all amenities (public transport, shops, and social hubs).

Condominium: 3 units (no ongoing legal proceedings)

Carrez Law surface: 112 sq.m

Low service charges: €750 per year

Energy rating: D (208) – GHG emissions: D (32)

Estimated annual energy costs: €1,580–€2,180

Agency fees: payable by the seller, included

For further information, please contact Vincent Macary – Independent sales agent

RSAC 909 975 096

Professional liability insurance: 127100479

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CARACTÉRISTIQUES

Type de bien :	Appartement	Surface :	112.0 m ²	Taxe foncière :	€2.00
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

DIAGNOSTIC DE PERFORMANCE ÉNERGÉTIQUE

Diagnostic de performance énergétique (DPE) : D 208

Indice d'émission de gaz à effet de serre (GES) : D 32



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