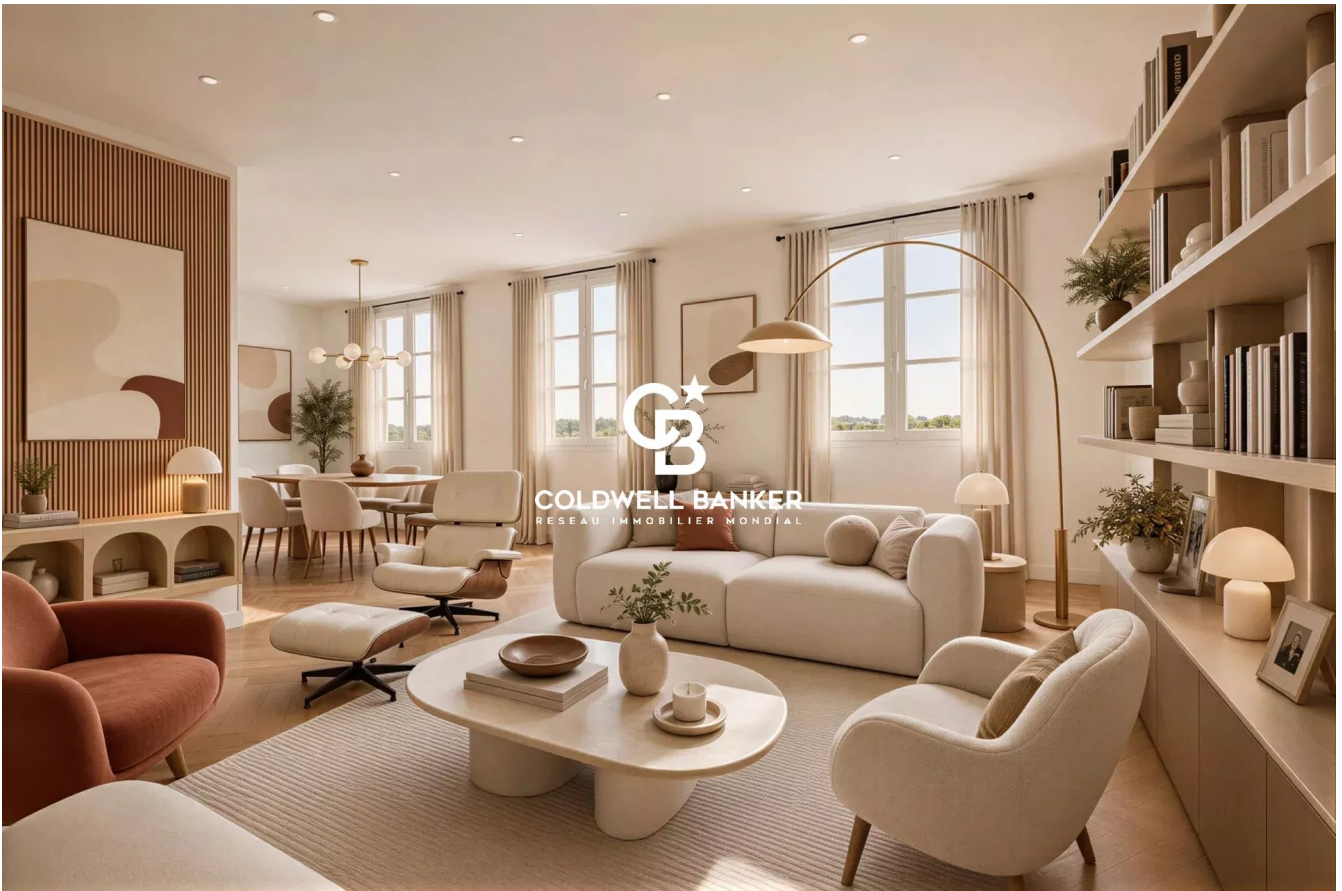


Appartement Bordeaux 113 m²



PRIX DE VENTE : 599 000 €

EMAIL : IMMOBA@COLDWELLBANKER.FR

EXCLUSIVITÉ

DESCRIPTION

Coldwell Banker is delighted to exclusively present this superb apartment, ideally located in the Chartrons district, with all amenities at the doorstep of its elegant building.

Enjoy an exceptional, panoramic, and unobstructed view of the Garonne, where you can peacefully watch the boats as they arrive—an ever-changing landscape that invites contemplation.

Situated on the 3rd floor with elevator access, this light-filled, cross-through apartment offers a serene and welcoming atmosphere where generous volumes and quality finishes come together beautifully.

It features:

- A spacious entrance
- A bright and airy living room of over 55 m²
- Three bedrooms
- One bathroom
- Air conditioning
- Utility/laundry space
- Ample storage throughout

The property also includes two parking spaces, one of which is full private ownership, and a cellar.

A rare opportunity in one of Bordeaux's most iconic and vibrant neighbourhoods.

Carrez law surface: 112.13 m² (total floor area: 115.12 m²)

Co-ownership of 10 lots – no ongoing proceedings

Annual charges: €2,300

Energy performance: DPE B (93) / GES A (2)

Estimated annual energy costs: between €840 and €1,190

Agency fees paid by the seller

Contact: Mme Alexandra ARNAUD

Independent Sales Agent

RSAC: 880 872 122 / RCP: 127 100 479

Risk information available at: www.georisques.gouv.fr

Find all our listings on IMMOBA.

CARACTÉRISTIQUES

Type de bien :	Appartement	Surface :	113.0 m ²	Ascenseur :	Oui
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

DIAGNOSTIC DE PERFORMANCE ÉNERGÉTIQUE

Diagnostic de performance énergétique (DPE) : B 93

Indice d'émission de gaz à effet de serre (GES) : A 2



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