

Appartement Bordeaux 122 m<sup>2</sup>

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PRIX DE VENTE : 699 000 €

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## DESCRIPTION

Coldwell Banker Bordeaux presents to you exclusively a true gem, unique in its charm, nestled in the heart of Chartrons.

Spread over 122m<sup>2</sup> (106 carrez), the apartment consists of an entrance, a beautiful bright living room, and two bedrooms with the possibility of a third.

This former renovated wine cellar by an architect offers beautiful features that combine character and modernity.

A real favorite that will delight aesthetes, this apartment will convince you with its exceptional 45m<sup>2</sup> rooftop, ideally exposed.

Primary residence, pied-à-terre, showroom... numerous possibilities for this apartment!

Contact Mrs. Alexandra ARNAUD at 0769554250.

Photos and complete file available upon request.

Condominium of 3 units (no ongoing legal proceedings). Carrez surface area: 106m<sup>2</sup>.

Charges: €258/quarter.

Energy Performance Rating (DPE): C (143) - Greenhouse Gas Emissions (GES): A (4).

Estimated annual energy costs for the property: €950-€1340.

Seller's fees.

Independent Sales Agent.

RSAC: 880872122 / RCP: 127100479.

All our properties on Immoba.

## CARACTÉRISTIQUES

Type de bien :	Appartement	Surface :	122.0 m <sup>2</sup>	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)

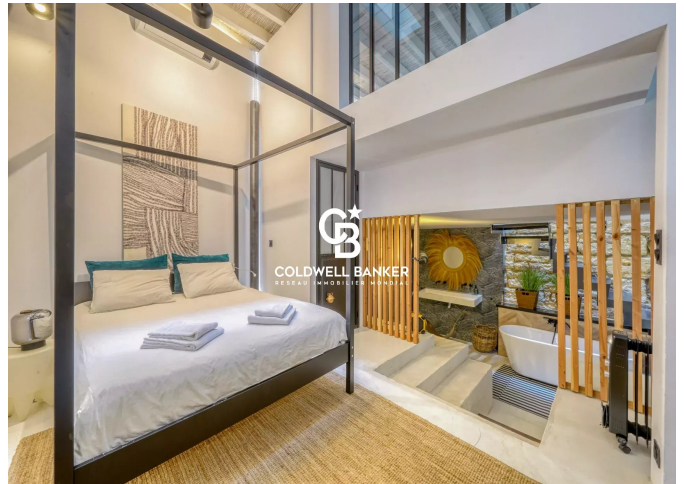
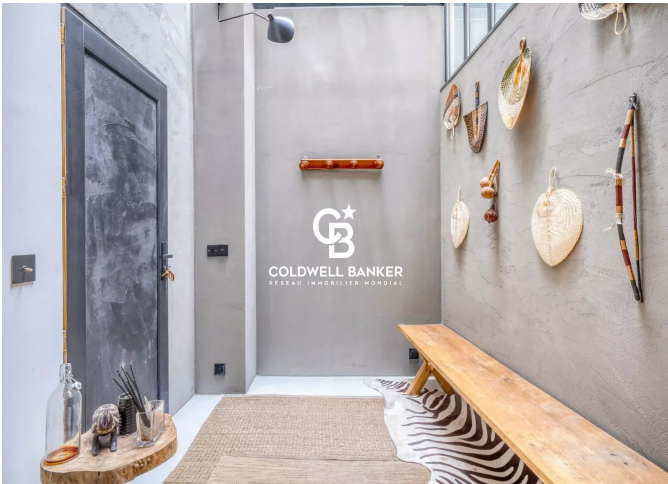
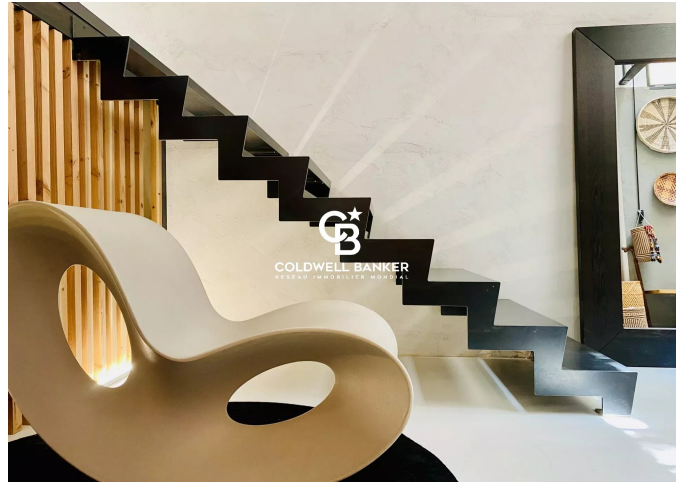
## DIAGNOSTIC DE PERFORMANCE ÉNERGÉTIQUE

Diagnostic de performance énergétique (DPE) : C 143

Indice d'émission de gaz à effet de serre (GES) : A 4



**COLDWELL BANKER**  
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