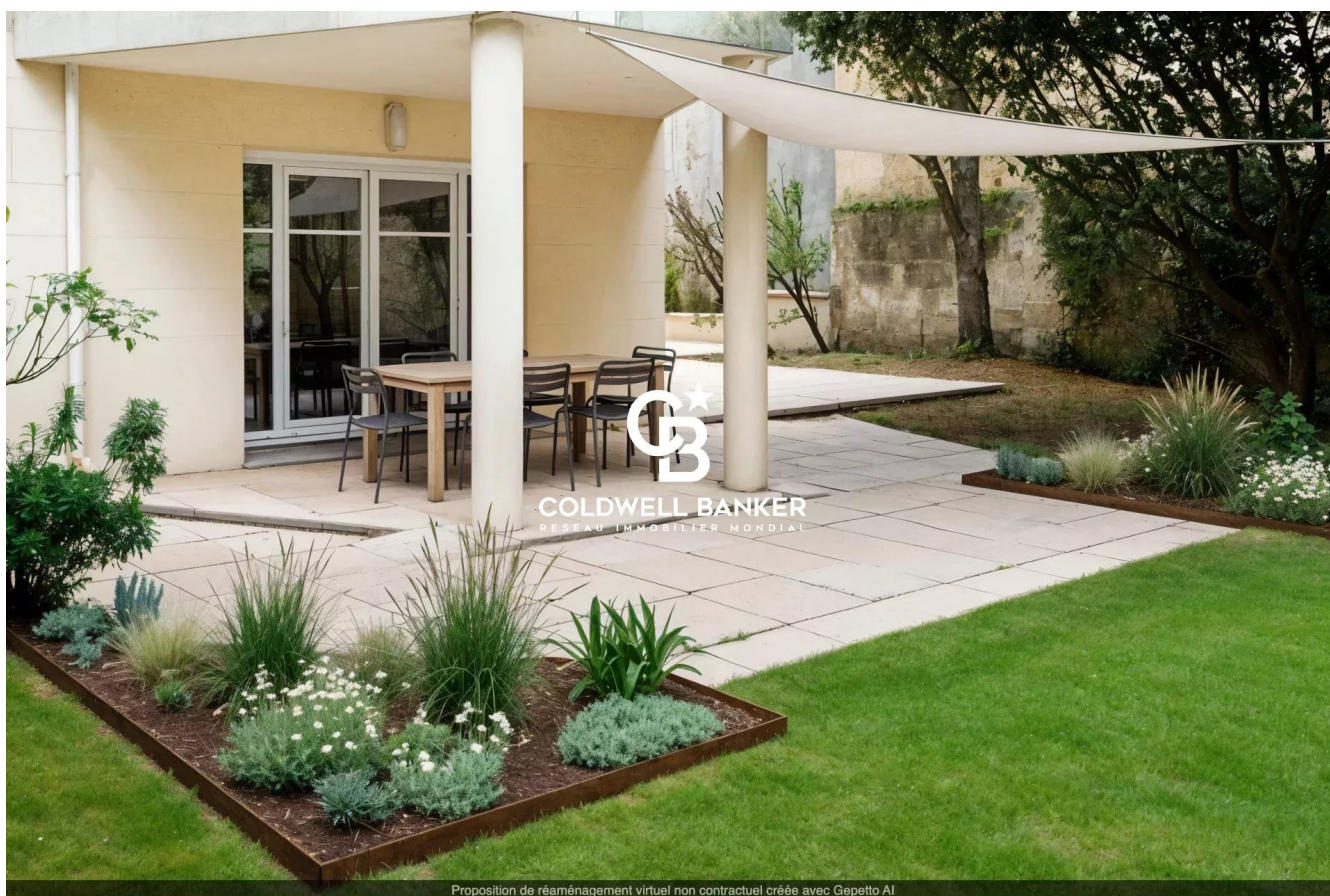


Appartement Bordeaux 125 m<sup>2</sup>

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PRIX DE VENTE : 680 000 €

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

## DESCRIPTION

In one of the most sought-after locations in Bordeaux, this 125 m<sup>2</sup> apartment, set within a secure high-end residence, offers a rare and privileged living environment.

The spacious 47 m<sup>2</sup> living room benefits from triple exposure, enhancing both the volume and the natural light. The property currently includes two bedrooms (with the possibility of creating a third), two shower rooms, and a large independent kitchen with a utility room, creating a harmonious and comfortable layout.

A remarkable feature of this property is its private 395 m<sup>2</sup> garden, a true haven of greenery in the heart of the city—an exceptional asset that gives this apartment its unique character.

Renovation works are to be expected, allowing you to design a project fully tailored to your needs in this emblematic city-centre location.

A covered parking space and a cellar complete this rare offering, highly sought after for both its address and its potential.

DPE 124 (C) – GES 3 (A)

Estimated annual energy costs: between €1,320 and €1,830.

Co-ownership: 56 units in the building (including apartments, cellars, and parking spaces)

No ongoing legal proceedings

Carrez law surface area: 125.87 m<sup>2</sup>

Annual service charges: €2,280

Price: €680,000 including agency fees

Agency fees payable by the seller.

For further information, please contact Laura Fornes

Commercial Agent – RSAC 522410877 – RCP 62571004

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## CARACTÉRISTIQUES

Type de bien :	Appartement	Surface :	125.0 m <sup>2</sup>	Ascenseur :	Oui
Taxe foncière :	€2.00	NB de pièces :	5 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)

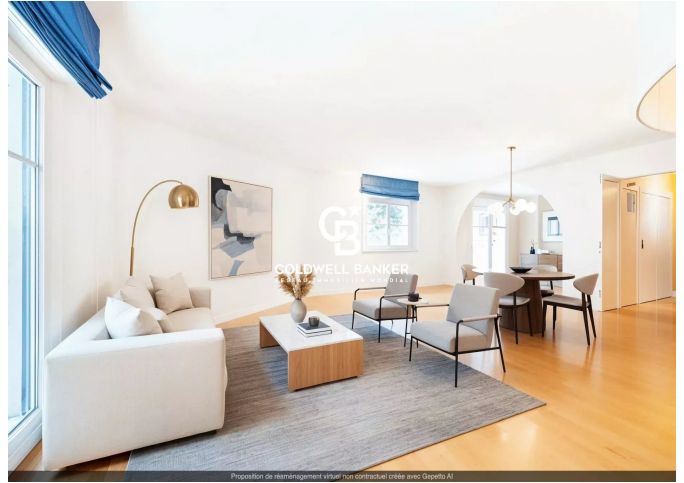
## DIAGNOSTIC DE PERFORMANCE ÉNERGÉTIQUE

Diagnostic de performance énergétique (DPE) : C 124

Indice d'émission de gaz à effet de serre (GES) : A 3



**COLDWELL BANKER**  
**EUROPA REALTY**



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