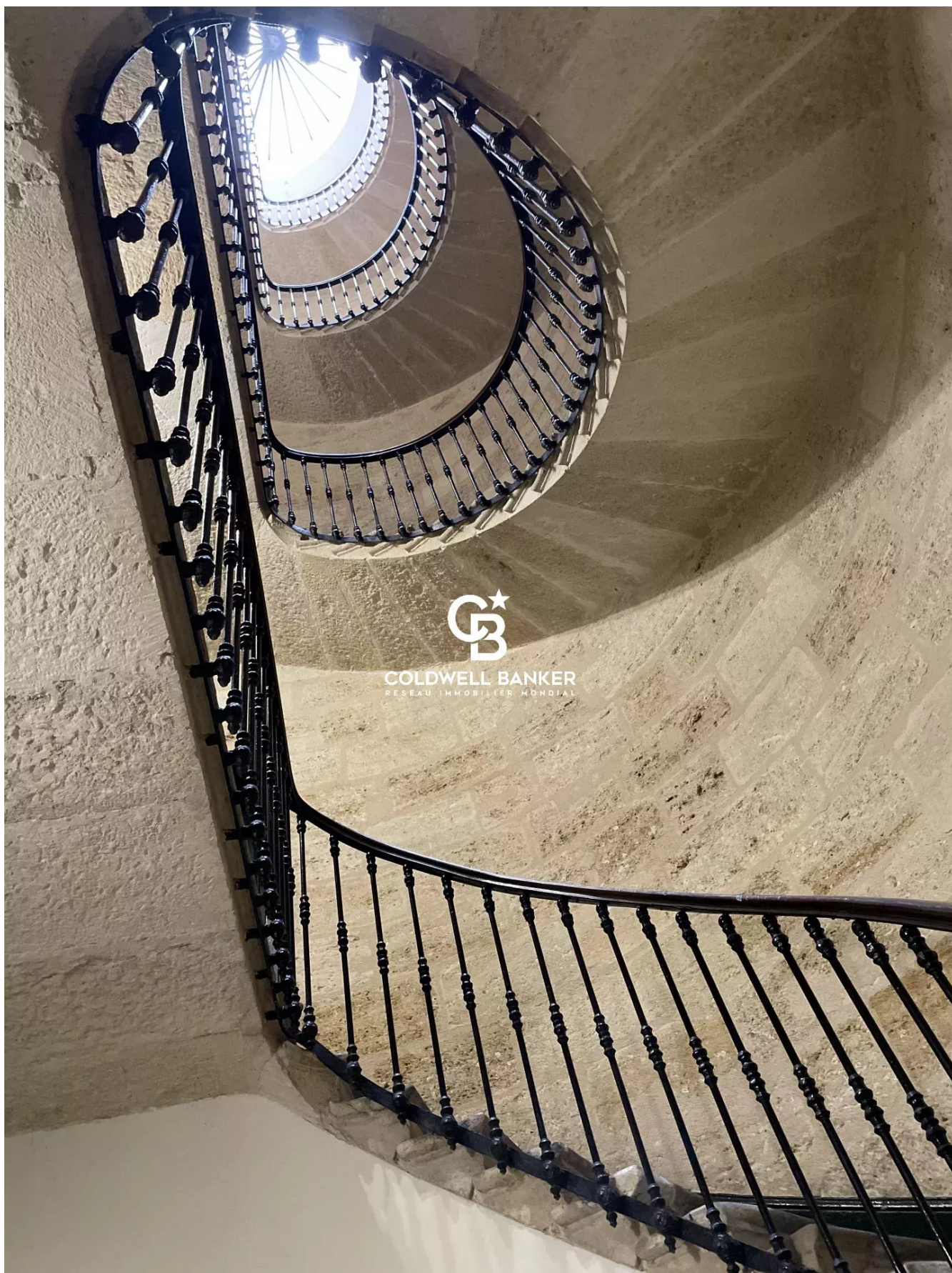




Appartement Bordeaux 127 m²



COLDWELL BANKER
RESEAU IMMOBILIER MONDIAL

PRIX DE VENTE : 695 000 €

EMAIL : IMMOBA@COLDWELLBANKER.FR

13 cours Tournon
France, 33000, Bordeaux



TÉL : +33557340139
immoba@coldwellbanker.fr

DESCRIPTION

Coldwell Banker Immoba Realty presents this beautiful apartment ideally located in the heart of Bordeaux, on a quiet street just steps from Place des Quinconces, on the second floor of a charming stone building.

This apartment, featuring period details such as parquet flooring, fireplaces, high ceilings, and exposed stone walls, offers an entrance hall, a spacious living room, a separate kitchen, a pantry/laundry room, three bedrooms, a bathroom, a shower room, and two separate toilets.

The layout ensures a clear separation between the living and sleeping areas.

A vaulted cellar in the basement completes this property.

The common areas are very well maintained, and a bicycle storage room is available.

The condominium consists of 11 main units, with quarterly charges of €430. Surface area under Carrez law: 127.25m². No ongoing legal proceedings.

Energy Performance Rating: E (269) and Greenhouse Gas Emissions: B (8).
Estimated annual energy costs: €2,580 - €3,530.

Agency fees are payable by the buyer.

(Property price: €695,000 including agency fees. The agency fee of €33,000 including VAT, representing 4.89%, is included in the total price. The net seller price is €662,000.)

For more information, contact Marie-Lucie CHANRAUD

Independent sales agent

RSAC: 878552314

RCP: 12710419

CARACTÉRISTIQUES

Type de bien :	Appartement	Surface :	127.25 m ²	Taxe foncière :	€2.00
NB de pièces :	5 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

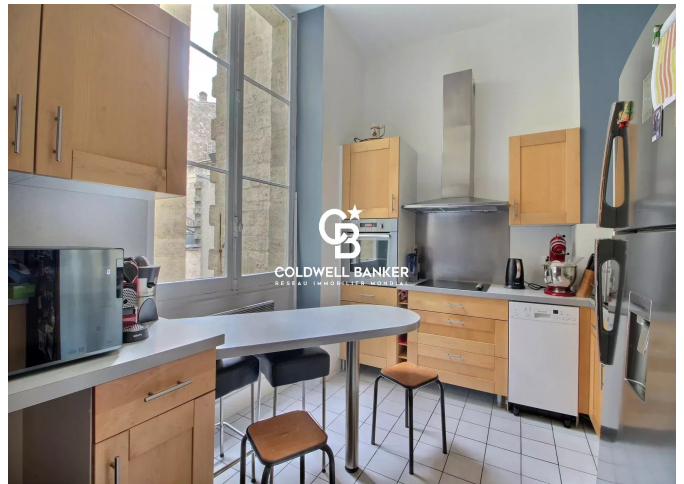
DIAGNOSTIC DE PERFORMANCE ÉNERGÉTIQUE

Diagnostic de performance énergétique (DPE) : E 269

Indice d'émission de gaz à effet de serre (GES) : B 8



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EUROPA REALTY



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