

Appartement Bordeaux 132 m²



PRIX DE VENTE : 495 000 €

EMAIL : IMMOBA@COLDWELLBANKER.FR

DESCRIPTION

Coldwell Banker Immoba Realty is pleased to present this beautiful, fully renovated apartment, ideally located just 10 minutes from the main schools of Barrière du Médoc and Place Gambetta.

Situated in a prestigious, secure, and quiet residence with a caretaker, the apartment offers 133 sqm of living space: an entrance hall with storage, a spacious and bright 45 sqm living room opening onto a 6 sqm east/southeast-facing balcony, a study, and a fully equipped kitchen with dining area and pantry.

The sleeping area includes 2 bedrooms with built-in storage, a new shower room, and a large walk-in closet. The property is in perfect condition and also includes a cellar and a dedicated underground parking space.

The highlight: a stunning rooftop terrace with panoramic views over Bordeaux, featuring a swimming pool exclusively for co-owners.

Additional features: reversible air conditioning and individual gas heating with a separate meter.

Agency fees paid by the seller

Energy Performance Diagnosis (DPE): 161 (D), Greenhouse Gas Emissions (GES): 32 (D)

Estimated annual energy costs: between €1,551 and €2,100

Co-ownership of 173 main lots

No ongoing legal proceedings

Loi Carrez surface area: 132.85 sqm

Quarterly charges: €850

Presented by Annie Herte

Commercial Agent RSAC 835 362 922

Professional Liability Insurance: MA035A20ANPM/O2

Information about natural and technological risks for this property is available upon request or at www.georisques.gouv.fr

Find all our listings at www.immoba.fr

CARACTÉRISTIQUES

Type de bien :	Appartement	Surface :	132.85 m ²	Ascenseur :	Oui
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

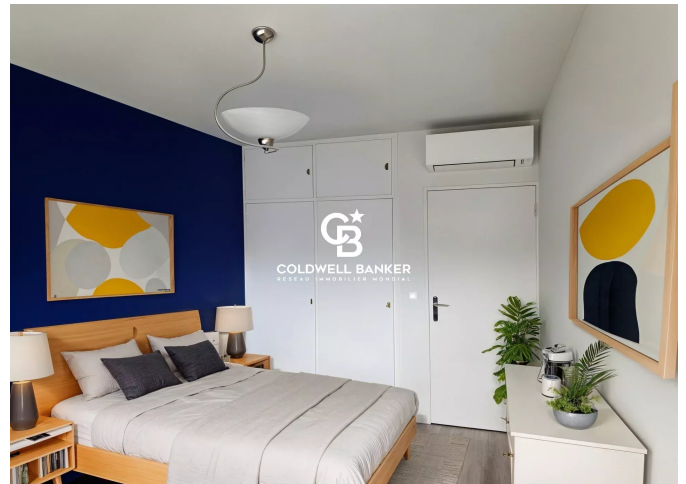
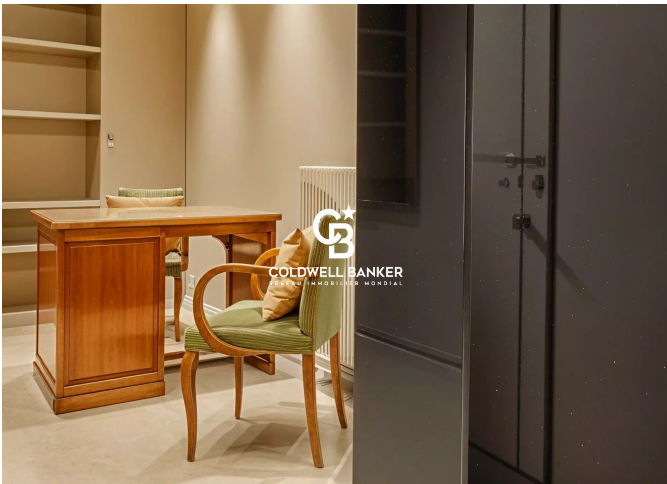
DIAGNOSTIC DE PERFORMANCE ÉNERGÉTIQUE

Diagnostic de performance énergétique (DPE) : C 161

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



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