

Appartement Bordeaux 136 m²



PRIX DE VENTE : 1 090 000 €

EMAIL : IMMOBA@COLDWELLBANKER.FR

DESCRIPTION

A true coup de cœur for this exceptional apartment of 143 sqm (Carrez Law: 136 sqm), ideally located on one of the city's most prestigious streets, in immediate proximity to the Jardin Public, public transport (Tram B and C), the river quays, shops and sought-after schools.

From the moment you step inside, you will be captivated by the spacious living area of over 50 sqm, flooded with natural light and opening onto a south-facing continuous balcony.

A fully equipped kitchen under a glass canopy, three bedrooms including a master suite, a second bathroom, a large office space, and a healthy 20 sqm cellar complete this outstanding property.

A subtle blend of period charm and contemporary design, offering an indescribable atmosphere to be discovered without delay. The Jardin Public and the river quays are just at the end of the street.

Co-ownership of 4 units (no ongoing legal proceedings).

Service charges: €450 / quarter

Energy rating: DPE D – GES D

Estimated annual energy costs: €1,850 – €2,570

Carrez Law surface: 136.4 sqm

Property price: €1,090,000 incl. agency fees

Agency fees payable by the buyer: €40,000 incl. VAT (3.8%)

Net seller price: €1,050,000

For further information, please contact Vincent Macary (EI), Independent Sales Agent

RSAC 909 975 096 – RCP 127100479

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CARACTÉRISTIQUES

Type de bien :	Appartement	Surface :	136.0 m ²	Taxe foncière :	€1.00
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

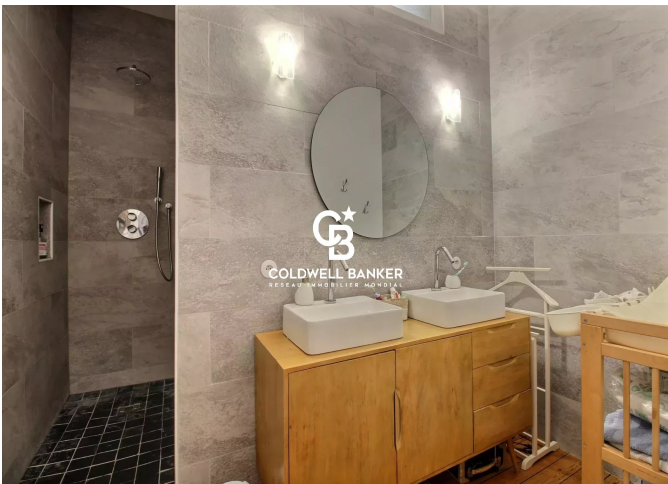
DIAGNOSTIC DE PERFORMANCE ÉNERGÉTIQUE

Diagnostic de performance énergétique (DPE) : D 218

Indice d'émission de gaz à effet de serre (GES) : D 45



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