

Appartement Bordeaux 142 m²



PRIX DE VENTE : 849 000 €

EMAIL : IMMOBA@COLDWELLBANKER.FR

DESCRIPTION

Experience the Chartrons Lifestyle!

Coldwell Banker Immo Realty Bordeaux, presents this stunning family apartment of 142 sqm (158 sqm total floor area), located on the 2nd and top floor of a beautiful stone building in the heart of the highly sought-after Chartrons neighborhood.

Filled with natural light, spacious rooms, high-end renovations, and a private outdoor space with no overlooking neighbors, this property is a true gem. It features a bright living room with a separate kitchen, opening onto a beautiful 24 sqm South-facing terrace. The main level also includes a master suite with storage and a bathroom.

On the upper level, there are 3 bedrooms, including a second master suite with an en-suite bathroom and dressing room, as well as another bathroom.

This property boasts a prime and tranquil location, in immediate proximity to Notre-Dame Street, the Quais, and all the desired amenities such as shops, tram lines B and C, and reputable schools.

Note: There is the option to acquire a large double garage (2 cars) within the building for an additional cost.

Fees included and payable by the buyer: 3.2% of the property price excluding fees.

Property price excluding fees: €849,000.

Energy Performance Certificate: Grade C (142), Greenhouse Gas Emissions: Grade A (4).

Condominium comprising 4 units (No ongoing legal proceedings).

Details of future charges : 140€/month

Surface area according to "loi Carrez": 142 sqm (158 sqm total floor area).

For more information, please contact Vincent MACARY

Independent Sales Agent

RSAC 909 975 096

Professional Insurance: RCP 127100479

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CARACTÉRISTIQUES

Type de bien :	Appartement	Surface :	142.0 m ²	Taxe foncière :	€1.00
NB de pièces :	5 rooms	NB de chambres :	4 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 142

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

