

Appartement Bordeaux 219 m<sup>2</sup>

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PRIX DE VENTE : 1 300 000 €

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

## DESCRIPTION

Coldwell Banker is pleased to present this superb apartment ideally located at the foot of Bordeaux's Jardin Public, within immediate proximity to shops and the Fondaudège tram line.

An apartment that will charm you from the very first moments, thanks to its prestigious entrance setting the tone for the entire property.

Each space enjoys generous volumes and elegant features. You will discover a magnificent, light-filled 65 sqm reception room with a fireplace, leading to a warm and convivial dining area enhanced by a fully equipped and functional kitchen.

Night area: three bedrooms, including a beautiful master suite, two shower rooms, and the possibility of creating a fourth bedroom.

Picture rails, 4-metre-high ceilings, herringbone parquet flooring, marble fireplaces... everything is in place to delight lovers of fine architecture and character properties.

Ideal for a liberal profession, offices, medical practices or even a showroom, this apartment will appeal to a wide range of profiles thanks to its exceptional location.

A cellar completes this high-quality property.

For further information or to arrange a viewing, please contact Ms. Alexandra ARNAUD.

Condominium of 7 lots (no ongoing procedures).

Carrez surface area: 219 sqm – Total surface area: 231 sqm

Service charges: €1,200 per quarter

Energy performance:

DPE D (222)

GHG emissions: D (30)

Estimated annual energy costs: between €3,960 and €5,410 per year.

Seller's fees included.

Information on the risks to which this property is exposed is available at: [www.georisques.gouv.fr](http://www.georisques.gouv.fr)

Independent Sales Agent

RSAC: 880872122 / RCP: 127100479

## CARACTÉRISTIQUES

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Type de bien :	Appartement	Surface :	219.0 m <sup>2</sup>	NB de pièces :	5 rooms
NB de chambres :	3 bedrooms				

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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)

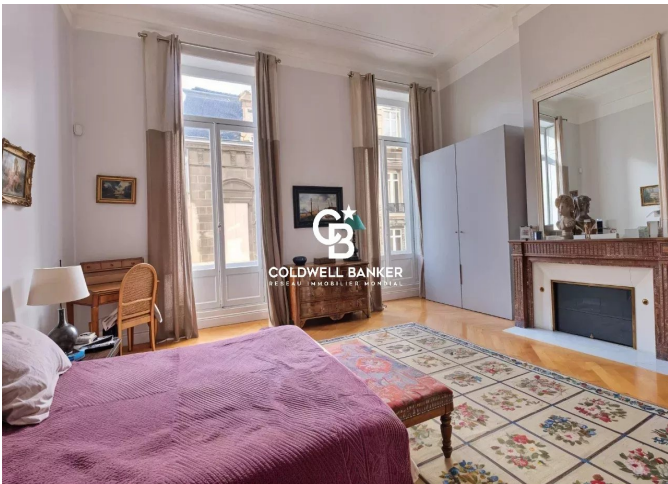
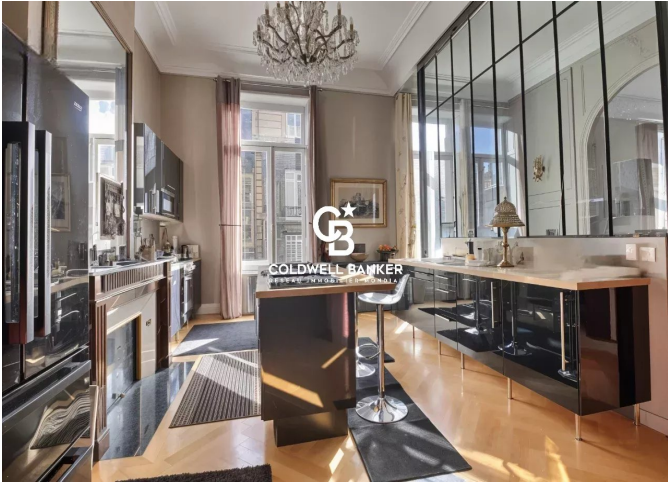
## DIAGNOSTIC DE PERFORMANCE ÉNERGÉTIQUE

Diagnostic de performance énergétique (DPE) : D 222

Indice d'émission de gaz à effet de serre (GES) : D 30



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



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