

Appartement Bordeaux 71 m²



PRIX DE VENTE : 467 000 €

EMAIL : IMMOBA@COLDWELLBANKER.FR

DESCRIPTION

Chartrons – A stone's throw from the Jardin Public

In the heart of the highly sought-after Chartrons district, immediately adjacent to the Jardin Public, this apartment benefits from an exceptionally calm and privileged environment.

Located in a stone building, this approximately 72 m² property charms with a high-end renovation and impeccable maintenance.

From the entrance, the volumes are expressed with elegance: very high ceilings, exposed stone, natural light and a warm atmosphere.

The living room, with clean lines, houses a contemporary kitchen perfectly integrated and designed down to the smallest detail.

The sleeping area comprises two bedrooms, one of which has a dressing room.

A property combining character and contemporary features, to be seen quickly, just steps from the shops and amenities of Cours Portal.

A rare opportunity for buyers seeking a quality property in a sought-after location.

Possibility to rent a parking space opposite the apartment.

DPE: D (182)

GES: B (7)

Estimated annual energy costs for the property between €1,240 and €1,720 per year

Co-ownership of 10 lots spread over 2 buildings.

Loi Carrez: 71.59 m²

Price of the property €467,000 including agency fees

Agency fees payable by the seller

For more information please contact Laura Fornes

Commercial agent RSAC 522410877 - RCP 62571004

Find all properties on immoba.fr

Check the risks to which this property is exposed at: www.georisques.gouv

CARACTÉRISTIQUES

Type de bien :	Appartement	Surface :	71.59 m ²	Taxe foncière :	€1.00
NB de pièces :	3 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

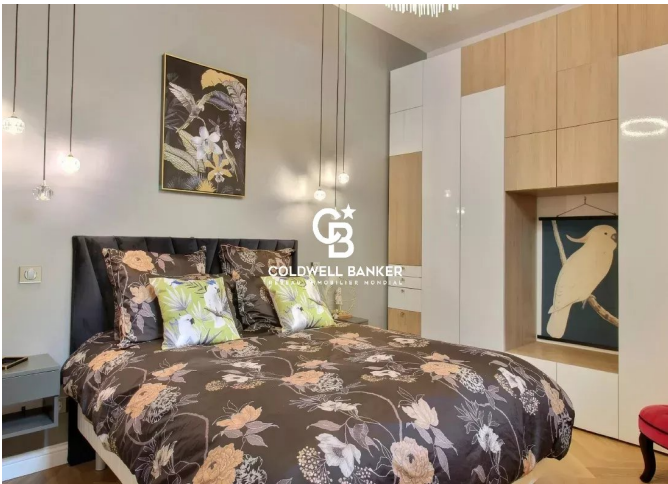
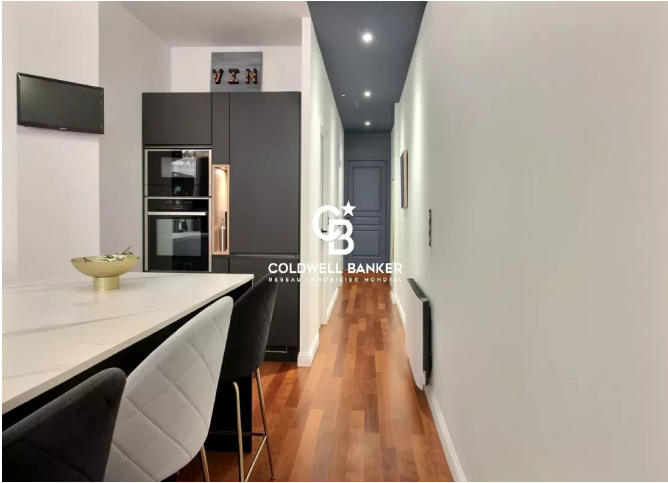
DIAGNOSTIC DE PERFORMANCE ÉNERGÉTIQUE

Diagnostic de performance énergétique (DPE) : D 182

Indice d'émission de gaz à effet de serre (GES) : B 7



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