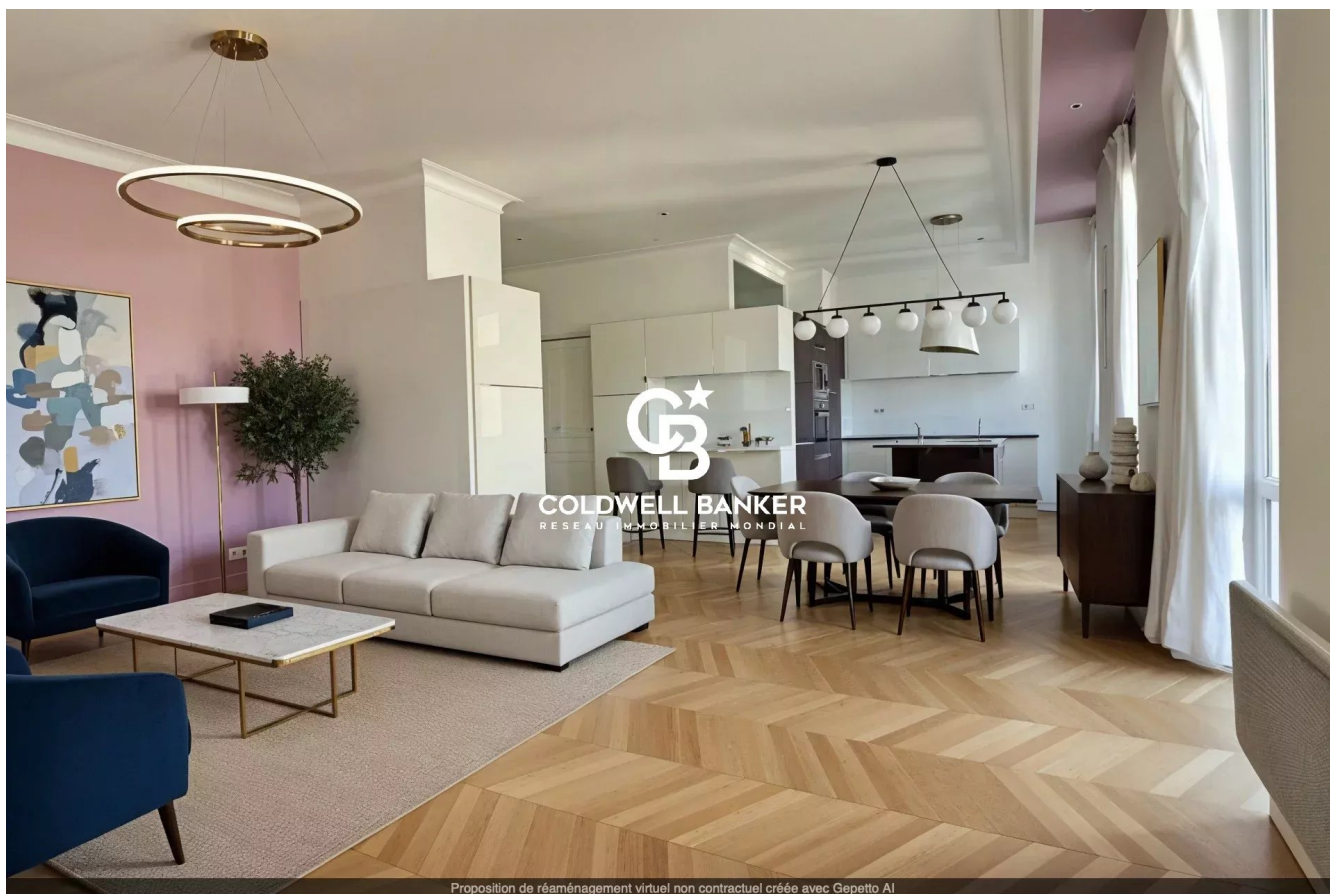


Appartement Bordeaux 85 m<sup>2</sup>

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PRIX DE VENTE : 496 000 €

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

## DESCRIPTION

Coldwell Banker Immoba Realty presents this elegant 85 m<sup>2</sup> apartment in a listed building, just steps from Saint-Genès School and tram line B.

Located on the first floor with elevator access and a south-facing orientation, the apartment features a spacious 43 m<sup>2</sup> open-plan living-dining area with a balcony, along with two bright bedrooms. In excellent condition, it benefits from generous volumes and well-maintained common areas.

A private parking space, a storage room, and a wine cellar complete this rare and practical property.

Key Information:

Energy Rating (DPE): C (145) – GHG (GES): A (5)

Condominium: 15 lots – ongoing procedure

Charges: €591 per quarter

Carrez Law Surface: 85.38 m<sup>2</sup>

Fees payable by the seller.

Presented by Annie Herte – RSAC 835 362 922

Discover all our properties at [www.immoba.fr](http://www.immoba.fr)

## CARACTÉRISTIQUES

Type de bien :	Appartement	Surface :	85.0 m <sup>2</sup>	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](http://www.georisques.gouv.fr)

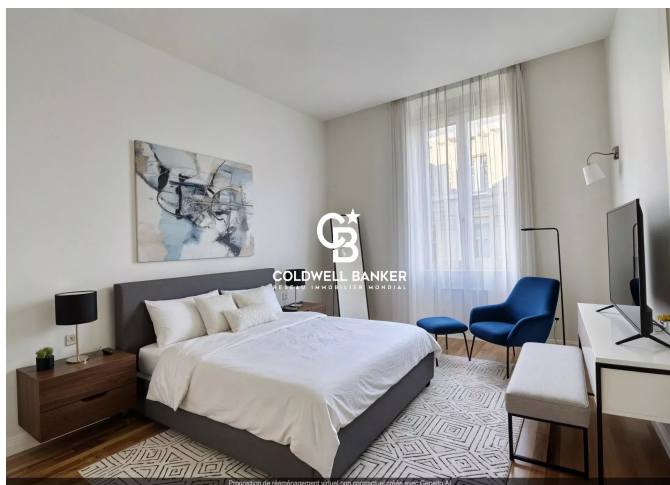
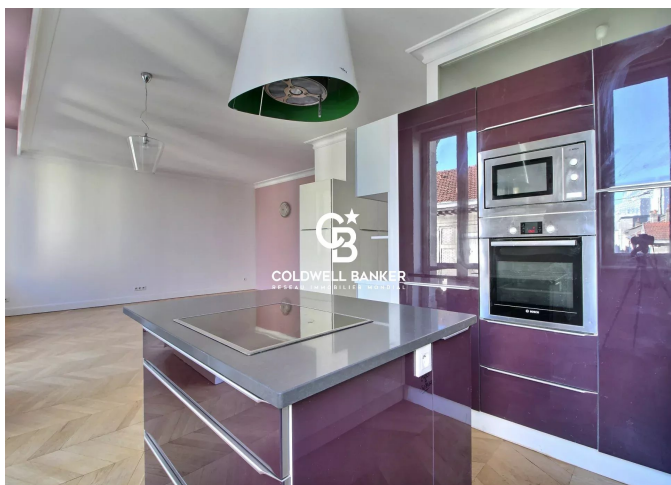
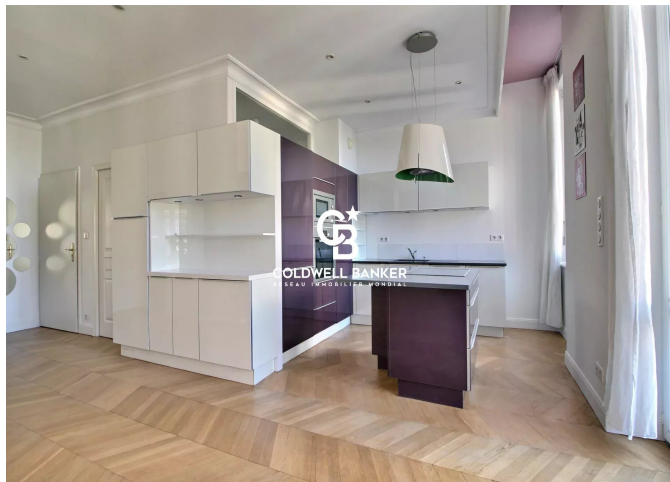
## DIAGNOSTIC DE PERFORMANCE ÉNERGÉTIQUE

Diagnostic de performance énergétique (DPE) : C 145

Indice d'émission de gaz à effet de serre (GES) : A 5



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



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