

Appartement Bordeaux 92 m²



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PRIX DE VENTE : 790 000 €

EMAIL : IMMOBA@COLDWELLBANKER.FR

DESCRIPTION

Coldwell Banker Immoba Realty presents this stunning apartment with elevator, ideally located in the heart of downtown Bordeaux.

Fully renovated in 2022 with high-quality materials while preserving its original features, this exceptional property offers 2 bedrooms, each with its own shower room, a magnificent living room, and a dining area with kitchen.

The main asset of this very elegant apartment: NATURAL LIGHT.

It is possible to purchase one or two closed garages at an additional cost.

Condominium of 11 main lots, monthly charges: €170. Carrez surface area: 91.8 m². No ongoing legal proceedings.

Energy rating: C (164), Greenhouse gas emissions: A (5)

Estimated annual energy costs: €1,200–1,650.

Agency fees are payable by the buyer.

(Property price: €790,000 agency fees included. Agency fees of €37,000 incl. VAT, representing 4.91%, are included in the sale price. Net seller price: €753,000)

For more information, please contact Marie-Lucie CHANRAUD

Independent sales agent

RSAC: 878552314

Professional insurance: 12710419

CARACTÉRISTIQUES

Type de bien :	Appartement	Surface :	92.0 m ²	Ascenseur :	Oui
Taxe foncière :	€1.00	NB de pièces :	4 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) : C 164

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



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