

Appartement Bordeaux 95 m²



PRIX DE VENTE : 499 000 €

EMAIL : IMMOBA@COLDWELLBANKER.FR

DESCRIPTION

Lots of style for this magnificent new duplex, peacefully located and designed to combine comfort, modernity, and functionality.

On the ground floor, enjoy a spacious living area with kitchen, opening directly onto a pleasant English courtyard—perfect for creating a private outdoor relaxation or dining space.

The property features two comfortable bedrooms with shower rooms, one of which is upstairs. The upstairs bedroom benefits from its own independent entrance and can also be used for professional purposes. Delivered with a parking space and a bicycle storage room, this duplex is ideal as a primary residence, a rental investment, or for a self-employed/professional activity.

Energy performance rating: 106 (B)

Condominium of 4 units (no ongoing proceedings)

Carrez Law surface area: 95.3 m²

Charges: €190/month

Agency fees payable by the seller.

For more information or to arrange a viewing, please contact Annie Herte.

Commercial Agent RCAS 835 362 922

Professional Liability Insurance: MA035A20ANPM/O2

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CARACTÉRISTIQUES

Type de bien :	Appartement	Surface :	95.3 m ²	Nombre de lots :	11
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

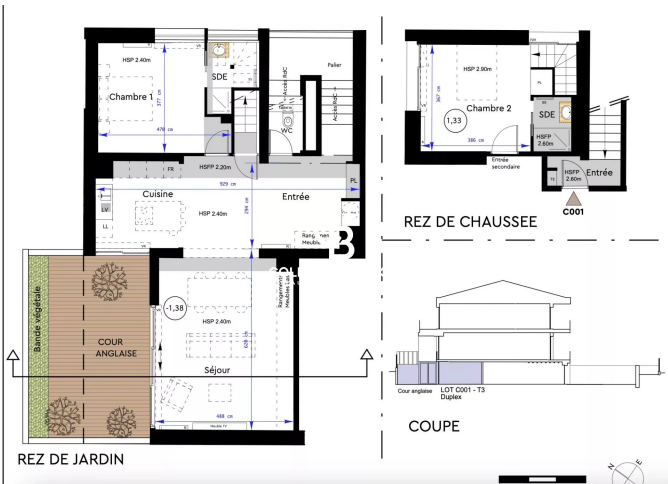
DIAGNOSTIC DE PERFORMANCE ÉNERGÉTIQUE

Diagnostic de performance énergétique (DPE) : B 92

Indice d'émission de gaz à effet de serre (GES) : A 3



COLDWELL BANKER
EUROPA REALTY



13 cours Tournon
France, 33000, Bordeaux



TÉL : +33557340139
immoba@coldwellbanker.fr