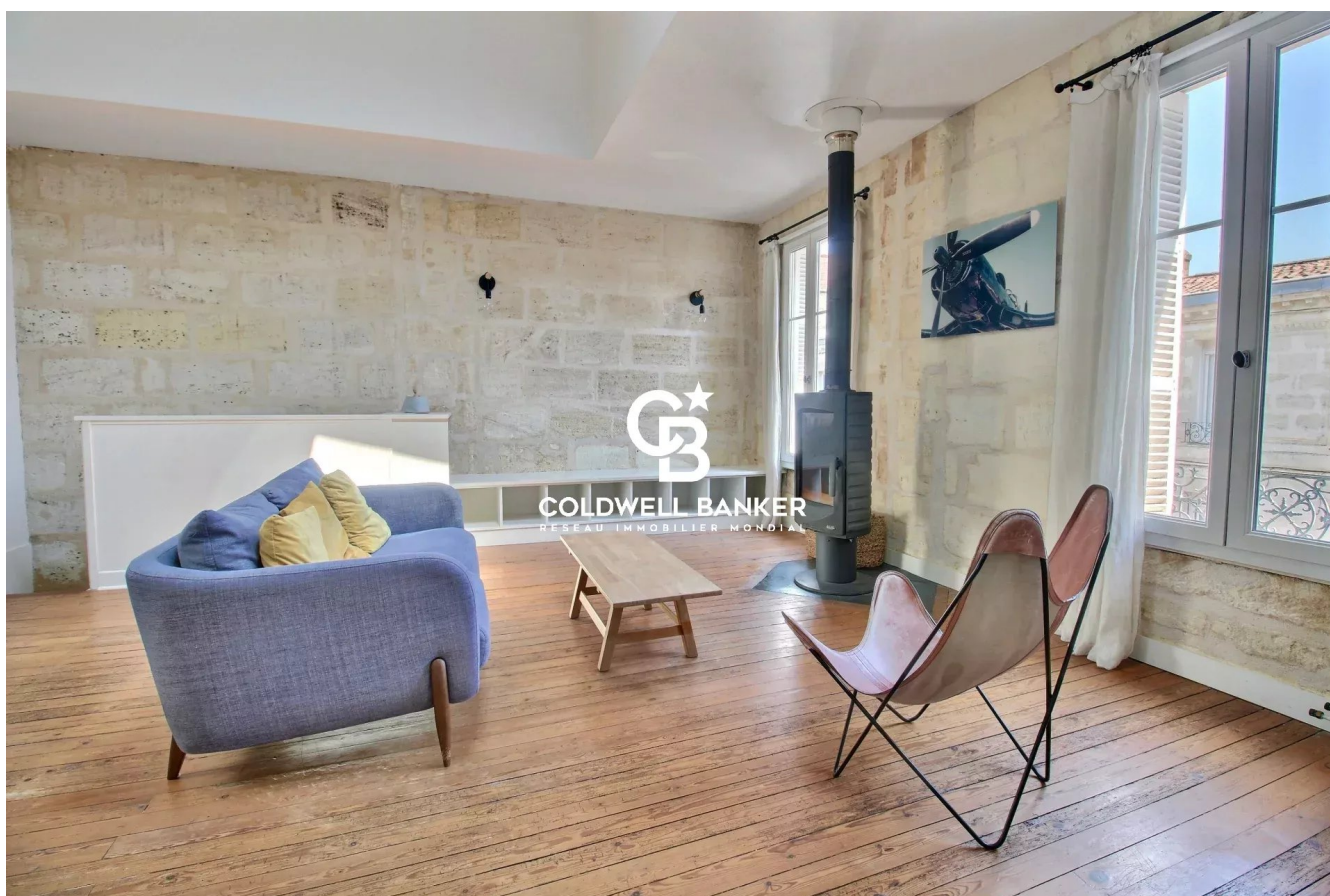


Appartement Bordeaux 100 m²



PRIX DE VENTE : 495 000 €

EMAIL : IMMOBA@COLDWELLBANKER.FR

DESCRIPTION

On a charming and quiet street, just a 5-minute walk from the Camille Godard tram stop, Coldwell Banker ImmoRealty presents this lovely stone townhouse with a restored façade and preserved period features.

Tastefully renovated and optimized by an architect, the ground floor offers a beautiful entrance with original cement tiles, a first bedroom with dressing area, a bathroom with walk-in shower and bathtub, and a laundry area with WC.

Upstairs, you'll find a bright living space of over 50 m² featuring an open-plan equipped kitchen, solid wood flooring, exposed stone walls, ceiling height over 4 meters, wood-burning stove, and built-in bookshelves. A second bedroom with built-in storage, a shower room with WC, and a mezzanine area (which can be adapted as a storage space or children's play area) complete this level.

A highly valuable addition: a spacious garage of more than 25 m² with storage space completes the property.

A charming opportunity just steps from schools, shops, transport, and everything that makes the Chartrons district so desirable!

Energy performance rating: D (245) | Greenhouse gas rating: D (35)

Estimated annual energy costs: €1,320 – €1,840

Agency fees included, paid by the seller

For more information, contact:

Vincent Macary (EI) – Independent Sales Agent

RSAC 909 975 096 – RCP 127100479

CARACTÉRISTIQUES

Type de bien :	Appartement	Surface :	100.0 m ²	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

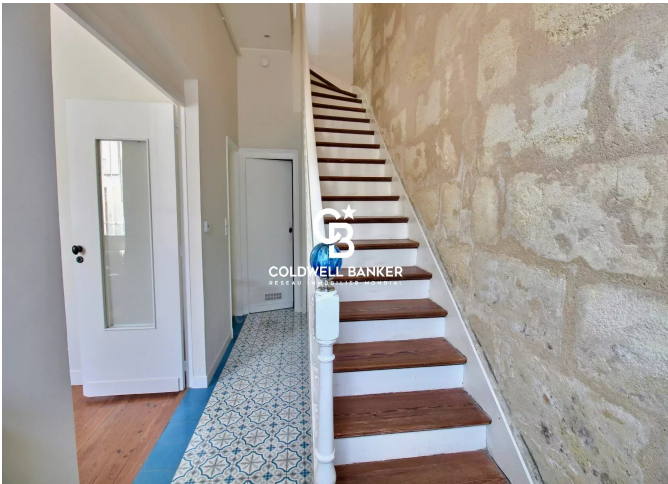
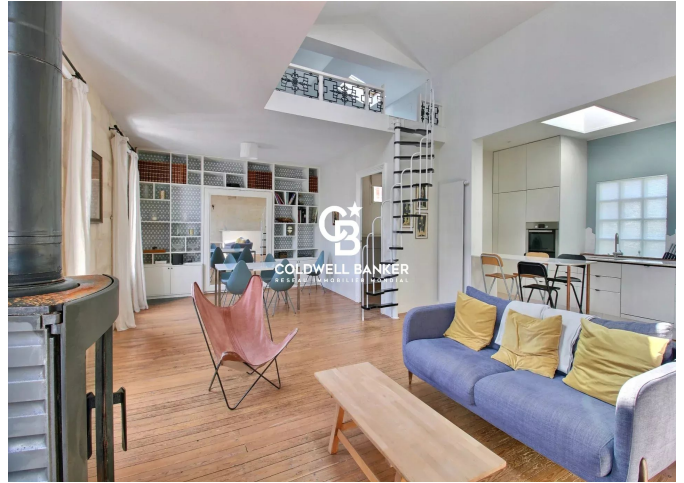
DIAGNOSTIC DE PERFORMANCE ÉNERGÉTIQUE

Diagnostic de performance énergétique (DPE) : D 245

Indice d'émission de gaz à effet de serre (GES) : D 35



COLDWELL BANKER
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