COLDWELL BANKER
EUROPA REALTY

House Bordeaux 194 m²



SALE PRICE : 1 020 000 €

EMAIL : IMMOBA@COLDWELLBANKER.FR

EXCLUSIVITY

13 cours Tournon
France, 33000, Bordeaux

PHONE : +33557340139
immoba@coldwellbanker.fr

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DESCRIPTION

Coldwell Banker Bordeaux Premium is delighted to present this beautiful, fully renovated stone family home, located in a peaceful setting in the sought-after Saint-Genès/Tondu district.
On the ground floor, you will discover a beautiful open-plan kitchen leading into a spacious living and dining area, which opens directly onto a beautifully sunny, private garden with no overlooking neighbours. This level also features a bedroom with its own shower room.
The fully air-conditioned first floor comprises two beautiful bedrooms, each with its own en-suite bathroom, as well as two additional bedrooms, a bathroom and a laundry room.
On the second floor, you will find a large playroom/home office, offering a versatile additional living space.
A cellar and a private parking space complete this property.
Energy Performance Certificate (DPE): C (62)
Greenhouse Gas Emissions (GES): C (11)
Estimated annual energy costs: €1,210–€1,710/year.
Agency fees are payable by the purchaser.
Property price including agency fees: €1,020,000
Agency fees of €48,000 including VAT (5%) are included in the advertised price.
Net selling price: €972,000.
Information regarding the risks associated with this property is available at: www.georisques.gouv.fr
For further information, please contact:
Marie-Lucie Chanraud
Independent Commercial Agent
RSAC: 878552314
RCP: 12710419
Discover all our properties at IMMOBA.fr

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FEATURES

Property type:	House	Area:	194.0 m²	Property tax:	€3.00
Number of rooms:	7 rooms	Number of bedrooms:	5 bedrooms		

Information on the risks to which this property is exposed is available on the Géorisques website: www.georisques.gouv.fr

ENERGY PERFORMANCE DIAGNOSIS

Energy performance diagnosis (EPD): C 60

Greenhouse gas emissions (GHG) index: C 11

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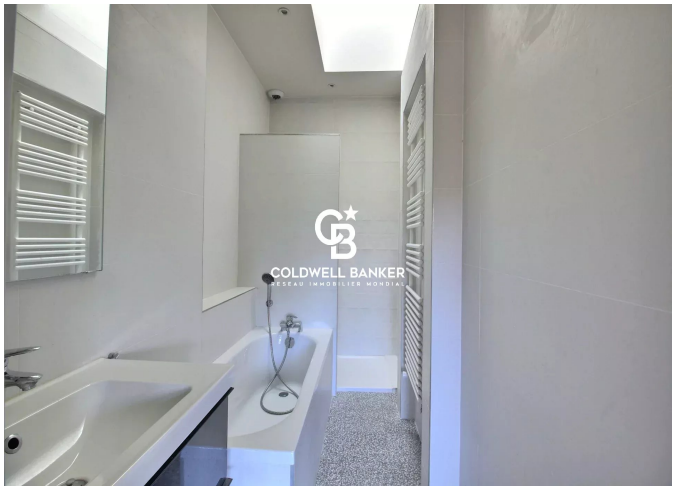

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