COLDWELL BANKER
EUROPA REALTY

House Bordeaux 153 m²



SALE PRICE : 884 000 €

EMAIL : IMMOBA@COLDWELLBANKER.FR

13 cours Tournon
France, 33000, Bordeaux

PHONE : +33557340139
immoba@coldwellbanker.fr

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DESCRIPTION

Coldwell Banker Immoba Realty is pleased to present this stone house with a garage, ideally located on a peaceful street, just a few steps from tram line D and the popular shops of rue Fondaudège.

A spacious kitchen and a bright living room extended by a conservatory open onto a charming town garden with no direct overlooking. The garage, a valuable asset in the city, is accessible directly from the kitchen and provides genuine everyday comfort.

Upstairs the landing leads to three bedrooms: garden-side, a lovely master suite benefits from an office area fitted in the conservatory and a private bathroom, with separate WC. Street-side, a second bedroom has its own shower room with WC, while a third bedroom completes the floor.

A vaulted cellar completes this property, which has been carefully renovated and offers quality fittings, ideally located close to schools, shops, Place Marie Brizard and tram line D.

Fees payable by the buyer.

Price including agency fees: €884,000
Agency fees: €34,000 VAT included, i.e. 4%
Net seller price: €850,000

Energy performance (DPE): 170 (D) — GHG emissions (GES): 38 (D)

For more information or to arrange a viewing contact Annie Herte
Commercial Agent RSAC 835 362 922
RCP MA035A20ANPM/O2

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

All our properties at www.immoba.fr

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FEATURES

Property type:	House	Area:	153.0 m²	Property tax:	€2.00
Number of rooms:	5 rooms	Number of bedrooms:	3 bedrooms		

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ENERGY PERFORMANCE DIAGNOSIS

Energy performance diagnosis (EPD): C 170

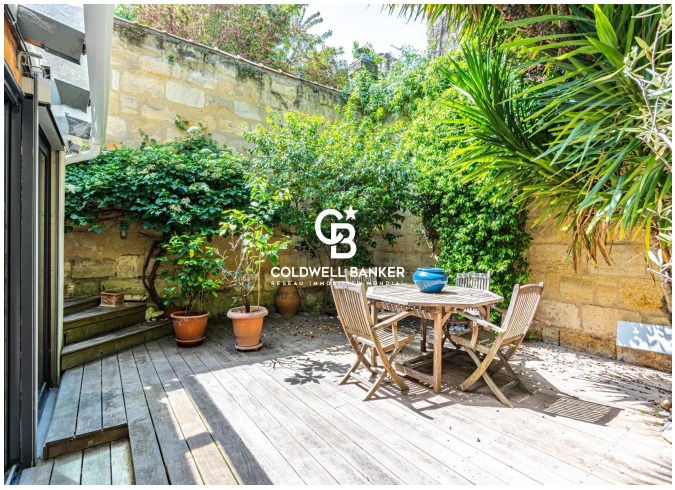
Greenhouse gas emissions (GHG) index: D 38

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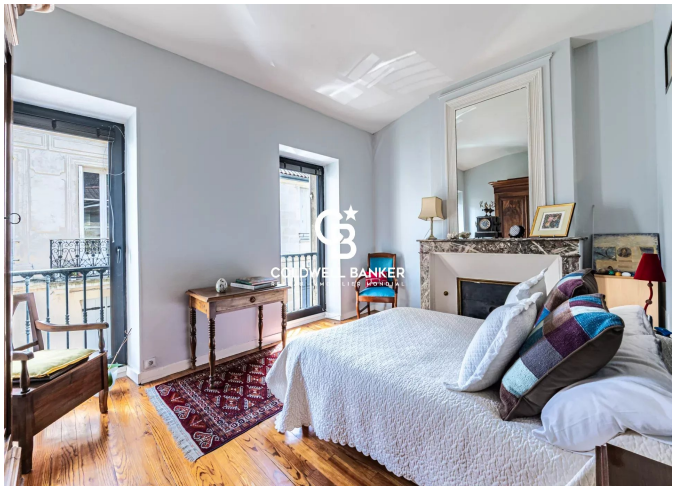












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