COLDWELL BANKER
EUROPA REALTY

House Bordeaux 174 m²



SALE PRICE : 845 000 €

EMAIL : IMMOBA@COLDWELLBANKER.FR

13 cours Tournon
France, 33000, Bordeaux

PHONE : +33557340139
immoba@coldwellbanker.fr

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DESCRIPTION

Coldwell Banker Immoba Realty presents this family home located in a quiet area of the Saint-Bruno/Judaique neighborhood, close to schools, shops, and public transportation.

Upon entering, you will discover spacious living areas including a living room and a beautiful eat-in kitchen, both opening directly onto a magnificent, well-exposed garden with no overlooking neighbors and a swimming pool.

The upper floors offer 5 bedrooms, 2 shower rooms, an office, a playroom area, and an attic.

A basement cellar completes this property.

There is also the possibility to park bicycles in the spacious entrance area.

Energy Performance Diagnosis (DPE): C (94)
Greenhouse Gas Emissions (GES): C (18)
Estimated annual energy costs: between €1,520 and €2,110/year

Agency fees are payable by the buyer
(Property price: €845,000 including agency fees. The agency fees of €35,000 incl. VAT, representing 4,2%, are included. Net seller price: €810,000)

Contact: Marie-Lucie Chanraud
Independent sales agent
RSAC: 878552314
RCP: 12710419
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FEATURES

Property type:	House	Area:	174.0 m²	Property tax:	€2.00
Number of rooms:	8 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

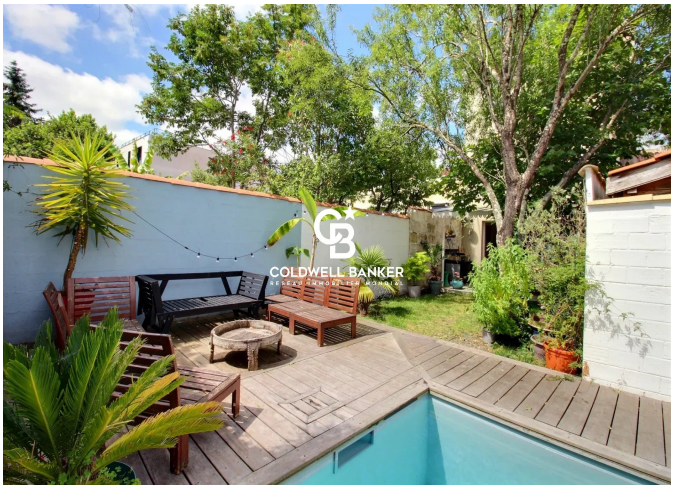
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