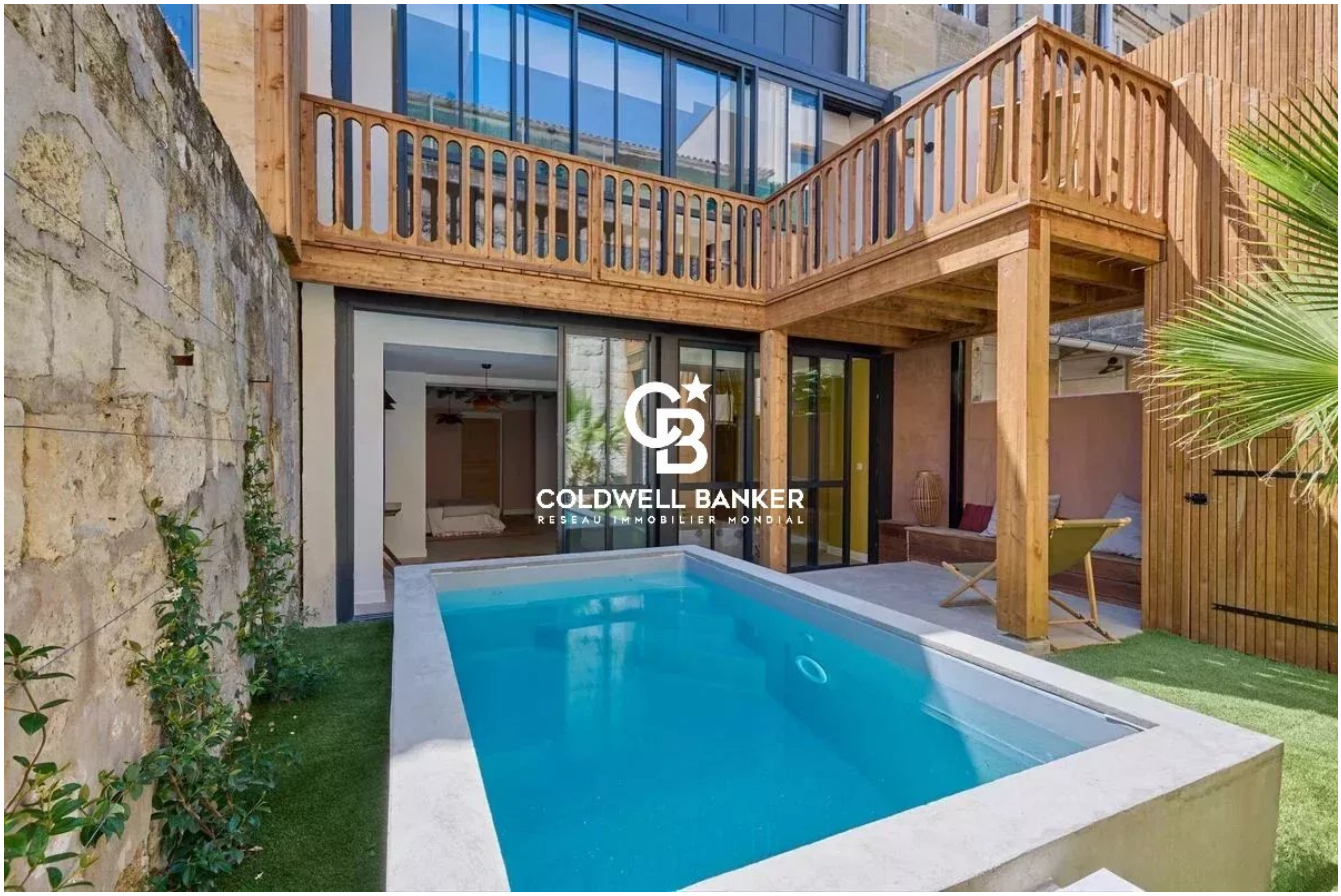
COLDWELL BANKER
EUROPA REALTY

House Bordeaux 175 m²



SALE PRICE : 850 000 €

EMAIL : IMMOBA@COLDWELLBANKER.FR

13 cours Tournon
France, 33000, Bordeaux

PHONE : +33557340139
immoba@coldwellbanker.fr

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DESCRIPTION

Beautiful stone house fully renovated by an interior architect in 2022, located close to Place Gambetta.
You will be charmed by the variety of living spaces, featuring a stunning dual-aspect reception room and a fully fitted and equipped open-plan kitchen, opening directly onto a terrace. The sleeping area includes a total of five bedrooms, two bathrooms, and one shower room, including an exceptional 37sqm master suite with direct access to a private garden and swimming pool, set in a quiet and discreet environment.
This fully air-conditioned home is ideal for a family, conveniently located near the city center, shops, public transport, and schools.
Parking space available for rent.
Energy rating: C (114) and greenhouse gas emissions: A (3)
Estimated annual energy costs: €1,180–€1,660 per year
Agency fees payable by the buyer
(Property price: €850,000 including agency fees; agency fees payable by the buyer amount to €30,000 incl. VAT, i.e. 3,65%; net seller price: €820,000)
Contact: Marie-Lucie Chanraud
Independent sales agent
RSAC: 878552314
Professional liability insurance: 12710419
Discover all our properties on immoba.fr

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FEATURES

Property type:	House	Area:	175.0 m²	Property tax:	€2.00
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 114

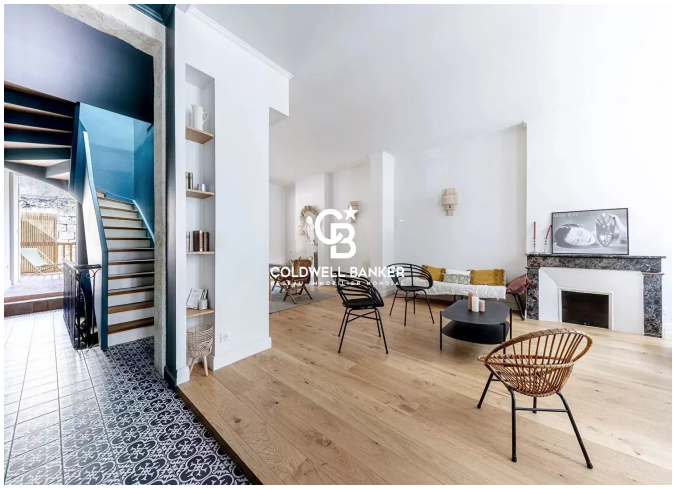
Greenhouse gas emissions (GHG) index: A 3

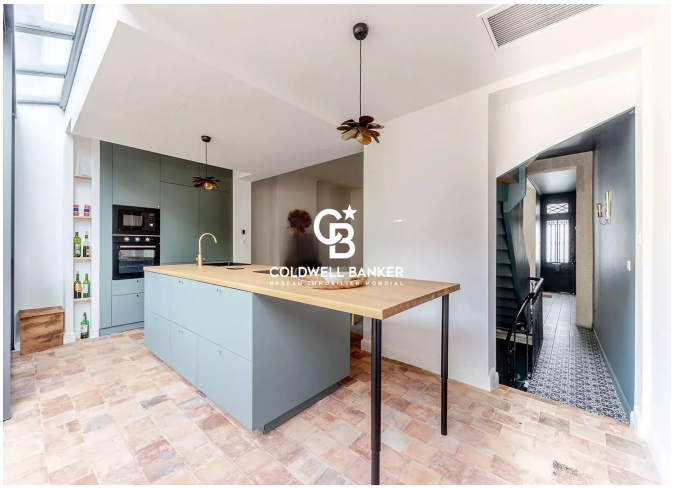
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