COLDWELL BANKER
EUROPA REALTY

House Bordeaux 210 m²



SALE PRICE : 930 000 €

EMAIL : IMMOBA@COLDWELLBANKER.FR

13 cours Tournon
France, 33000, Bordeaux

PHONE : +33557340139
immoba@coldwellbanker.fr

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DESCRIPTION

In Saint-Seurin, COLDWELL BANKER is pleased to present this bourgeois house with an elegant façade. The main living room and the lounge open onto a 130 m² garden that could accommodate a pool. The first floor features a bedroom with a shower room and two bedrooms that have been combined into one large bedroom, with two washbasins.

The top (mansard) floor offers a bedroom with its own shower room and toilet.

A garage and a large cellar are also valuable assets for this property of undeniable charm.

Buyer's agency fees
Asking price (including agency fees): €937,000
Agency fees: €30,000 incl. VAT
Net seller price: €900,000

Energy performance (DPE): 225 (D) GHG emissions (GES): 31 (D)

Estimated annual energy costs for the home between €3,140 and €4,330 per year

For more information or to arrange a viewing contact Annie Herte
Sales 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: www.immoba.fr

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FEATURES

Property type:	House	Area:	210.0 m²	Property tax:	€1.00
Number of rooms:	5 rooms	Number of bedrooms:	4 bedrooms		

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ENERGY PERFORMANCE DIAGNOSIS

Energy performance diagnosis (EPD): D 208

Greenhouse gas emissions (GHG) index: D 31

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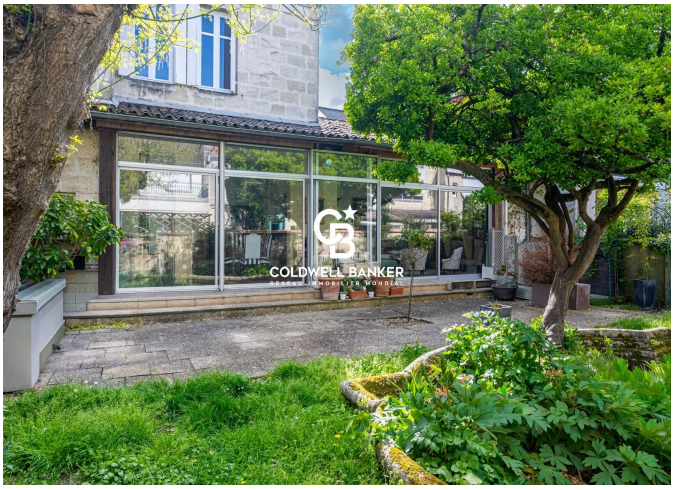









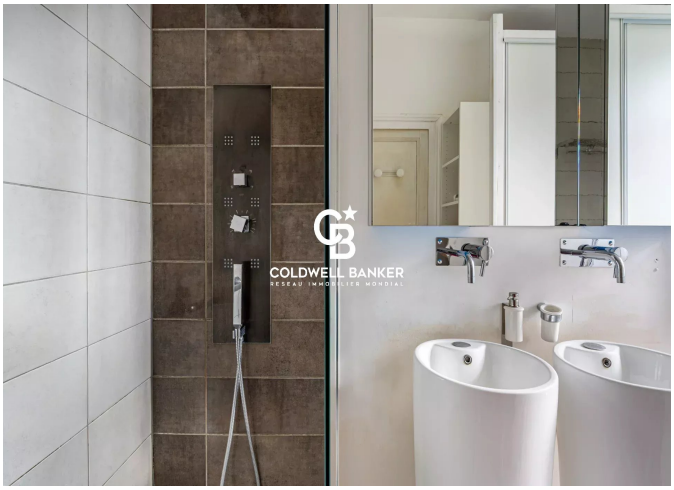

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