COLDWELL BANKER
EUROPA REALTY

House Bordeaux 223 m²



SALE PRICE : 997 000 €

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 Bordeaux stone house ideally located in the Croix Blanche/Saint-Seurin neighborhood, close to schools and shops.

The layout is traditional: living room, dining room with kitchen on the ground floor and sleeping areas on the upper floors with 6 bedrooms, 2 offices, a bathroom and dressing rooms.

A rare feature of the property, a very large garden accessible from the living areas will delight you on beautiful days.
Possibility to create a swimming pool as well as a building at the rear of the plot.

A cellar, an attic and a garage complete the property.

This property is ideal for renovation enthusiasts.

For a complete dossier or a viewing, contact Mrs Marie-Lucie CHANRAUD.

Energy performance rating D (218) and greenhouse gas emissions D (46)
Estimated annual energy costs: €2,890–€4,060/year
Fees are payable by the buyer, i.e. 5%
(Price of the property: €997,000 including fees (HAI); the agency fees payable by the buyer €47,000 VAT included, i.e. 5%, are included; the net seller price is €950,000).
Check the risks to which this property is exposed at: www.georisques.gouv

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

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FEATURES

Property type:	House	Area:	223.0 m²	Property tax:	€3.00
Number of rooms:	9 rooms	Number of bedrooms:	6 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): D 218

Greenhouse gas emissions (GHG) index: D 46

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