COLDWELL BANKER
EUROPA REALTY

House Bordeaux 135 m²



SALE PRICE : 650 000 €

EMAIL : IMMOBA@COLDWELLBANKER.FR

13 cours Tournon
France, 33000, Bordeaux

PHONE : +33557340139
immoba@coldwellbanker.fr

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DESCRIPTION

Come and discover this superb house, ideally located peacefully at the end of a cul-de-sac, in the heart of Caudéran, just a stone's throw from Parc Bordelais. You will enjoy a privileged location just steps from shops, transport and in immediate proximity to renowned schools.

A warm and welcoming house that will charm you with its attractive features. The house is inviting; it comprises a large, through and bright living area of 44 m², a fully equipped kitchen and a utility room. The living area opens onto the outdoors through large glass doors when the warmer weather arrives.

Sleeping area: four good-sized bedrooms, including a master suite with a shower room, a dressing room and a sunny terrace, as well as a spacious bathroom practical for children.

The functional house offers bespoke storage and high-quality materials. Here every detail counts: the ceiling height in the living area, the custom-made staircase, polished concrete, and the parquet flooring.

The real asset: a building less than ten years old meeting RT 2012 standards, guaranteeing excellent thermal comfort and low energy consumption.

An attached garage completes this quality property.

More photos or a viewing? Contact Ms Alexandra ARNAUD

DPE: C (87) and GES: A (18).
Estimated annual costs between €1,120 and €1,580.
Fees payable by the seller.
Check the risks to which this property is exposed at: www.georisques.gouv
Independent Commercial Agent
RSAC: 880872122 / RCP: 127100479

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FEATURES

Property type:	House	Area:	135.0 m²	Number of rooms:	5 rooms
Number of bedrooms:	4 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 87

Greenhouse gas emissions (GHG) index: C 18

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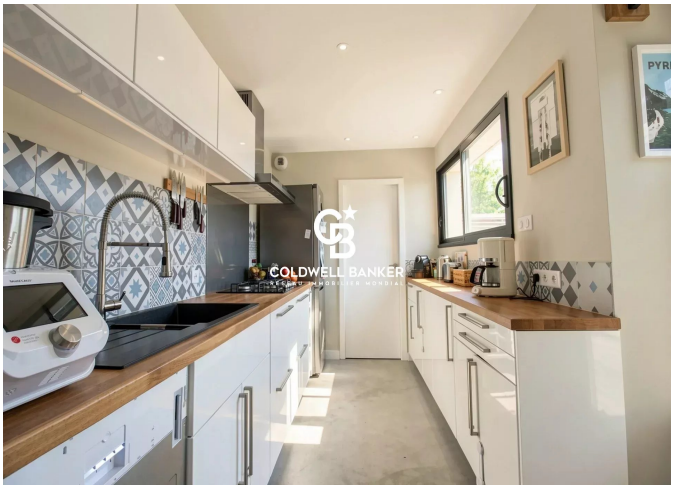

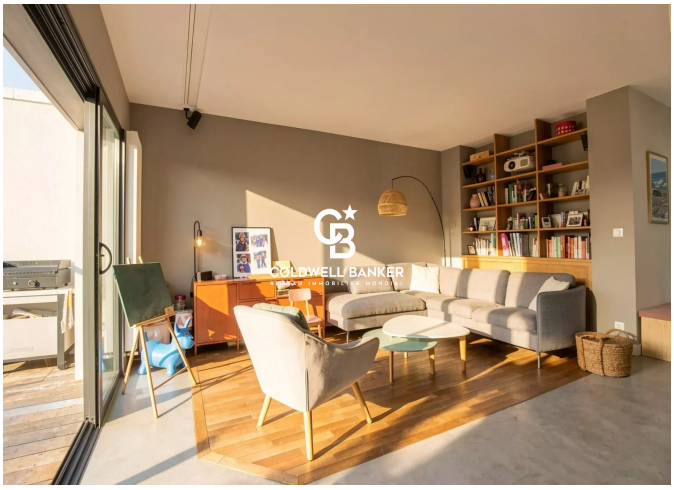





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