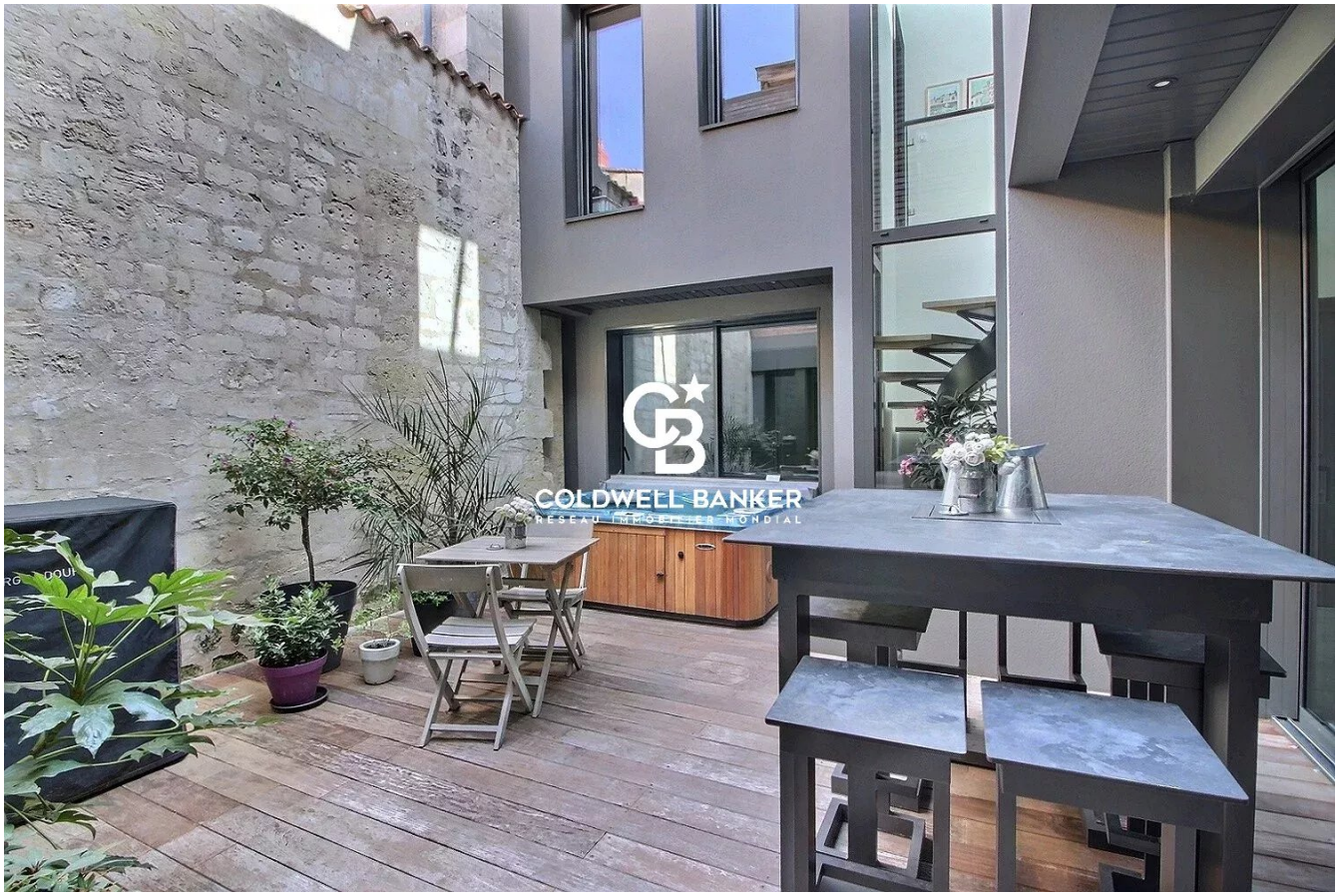
COLDWELL BANKER
EUROPA REALTY

House Bordeaux 158 m²




SALE PRICE : 1 098 000 €

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 magnificent turnkey loft located in the Chartrons district, close to shops, schools, and public transport.
From the street, it's impossible to guess the hidden gem that lies inside. The moment you step through the door, the charm immediately takes hold…
You'll discover a stunning fully equipped kitchen, a dining area, and a living room that opens directly onto a patio garden with a jacuzzi.
Around this patio, you'll also find a master suite with its own bathroom and walk-in closet.
An elegant wooden staircase leads upstairs, where you'll find three bright bedrooms and two additional bathrooms.
The key words for this loft are calm and serenity!
A renovation with top-quality finishes and incredible charm make this property a true "coup de cœur."
A double garage and laundry room complete this exceptional offering.
Energy rating: B (74) – GHG emissions: B (10)
Estimated annual energy costs: €930–€1,350 per year.
Fees payable by the buyer.
Contact us.
Discover all our listings at www.immoba.fr
Carrez surface area: 158.68 m².
Co-ownership of 4 main lots. Estimated annual charges: €284.
No ongoing legal proceedings.

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## FEATURES

| | | | | | |
|---|---|---|---|---|---|
| Property type: | House | Area: | 158.68 m² | Property tax: | €2.00 |
| Number of rooms: | 6 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): B 74

Greenhouse gas emissions (GHG) index: B 10

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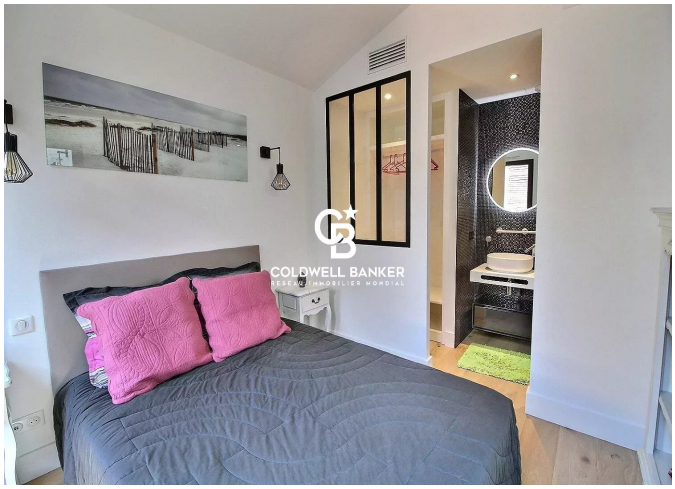


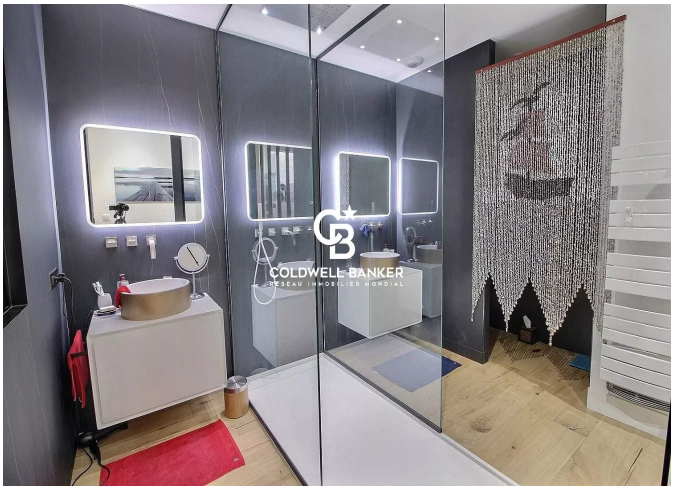





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