COLDWELL BANKER
EUROPA REALTY

House Bordeaux 157 m²



SALE PRICE : 682 000 €

EMAIL : IMMOBA@COLDWELLBANKER.FR

13 cours Tournon
France, 33000, Bordeaux

PHONE : +33557340139
immoba@coldwellbanker.fr

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DESCRIPTION

Coldwell Banker Bordeaux Tourny is pleased to present this 157 sqm house, ideally located just a short walk from Place Nansouty, in the heart of one of Bordeaux's lively and sought-after neighborhoods.

The setting is particularly pleasant, with a small park directly opposite the house, providing a welcome touch of greenery in the heart of the city. Shops, public transport and schools, including Saint-Genès, are all within easy reach, making this an ideal location for everyday family life.

The house offers generous proportions and plenty of natural light throughout. The living areas are spacious and welcoming, while the generously sized bedrooms provide comfortable private spaces for every member of the family.

Outside, the well-positioned garden of approximately 115 sqm provides a natural extension of the living space. It is a wonderful setting for outdoor dining, entertaining or simply enjoying sunny days, with a practical garden shed providing additional storage.

Another particularly sought-after feature in this neighborhood is the garage, offering valuable everyday convenience. The house also benefits from air conditioning.

Some updating will allow the future owners to personalize the property to their own taste and unlock its full potential, while building on its existing strengths: generous proportions, natural light, a garden and a practical layout.

A genuine family home offering numerous advantages and excellent potential, in one of Bordeaux's most desirable neighborhoods.

Energy Performance Rating (DPE) 175 (D) Greenhouse Gas Emissions Rating (GES) 33 (D)

Property price: €682,000 including agency fees.
Agency fees payable by the buyer: €32,000 incl. VAT (4.9%), included in the advertised price.
Net seller price: €650,000.

Information on the risks to which this property is exposed is available on the Géorisques website.

For further information, please contact Aliona RAHACHOVA. Discover all our properties on Immoba.

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FEATURES

Property type:	House	Area:	157.0 m²	Property tax:	€2.00
Number of rooms:	7 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 175

Greenhouse gas emissions (GHG) index: D 33

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