COLDWELL BANKER
EUROPA REALTY

House La Brède 220 m²



SALE PRICE : 899 000 €

EMAIL : IMMOBA@COLDWELLBANKER.FR

13 cours Tournon
France, 33000, Bordeaux

PHONE : +33557340139
immoba@coldwellbanker.fr

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DESCRIPTION

COLDWELL BANKER Immoba Bordeaux Premium presents this new property located in the center of La Brède.

From the moment you enter, natural light enhances the generous volumes. The ground floor features a spacious 60 m² living area with lounge, dining room, and open kitchen, a master suite with walk-in closet and bathroom, an office, and a laundry room.

Designed for relaxation, the outdoor space includes a wooden terrace, a heated swimming pool, and a pétanque court. Upstairs, four bedrooms with built-in wardrobes and private shower rooms provide comfort for the whole family.

A vast 138 m² garage completes this high-end property.

Energy performance: DPE A (49) / GES A (1)
Estimated annual energy costs: between €880 and €1,280

Sale price: €899000 including €40,000 in fees payable by the buyer
Net seller price: €859,000

Check property risk information at: www.georisques.gouv.fr

Contact: Corinne Prémont
RSAC 384 152 203 / RCP 127 100 479
Discover all our listings on IMMOBA.

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FEATURES

Property type:	House	Area:	220.0 m²	Number of rooms:	8 rooms
Number of bedrooms:	5 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): A 49

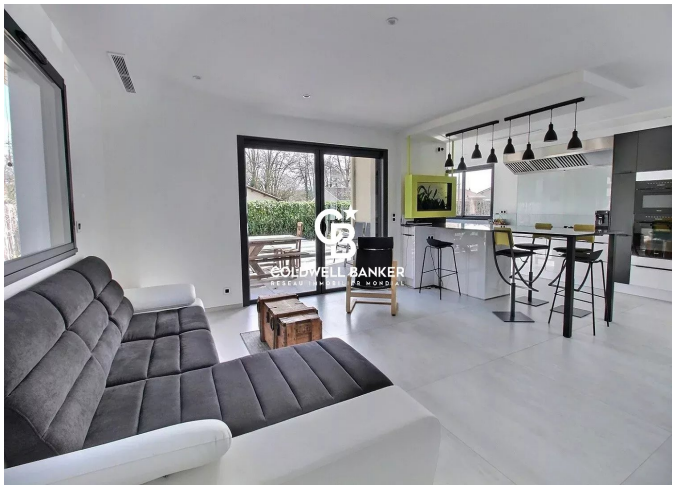
Greenhouse gas emissions (GHG) index: A 1

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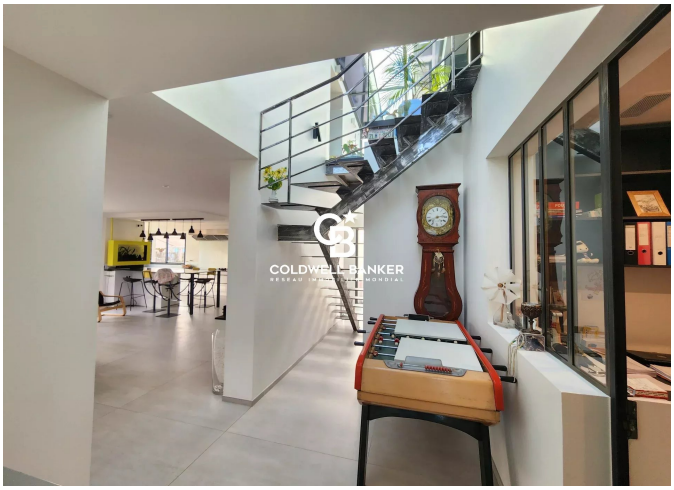
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