COLDWELL BANKER
EUROPA REALTY

House Pessac 182 m²



SALE PRICE : 877 000 €

EMAIL : IMMOBA@COLDWELLBANKER.FR

EXCLUSIVITY

13 cours Tournon
France, 33000, Bordeaux

PHONE : +33557340139
immoba@coldwellbanker.fr

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DESCRIPTION

COLDWELL BANKER EXCLUSIVITY

Just a few minutes' walk from the center of Pessac, in a peaceful, sought-after residential neighborhood, this recent architect-designed house built in 2017 (RT2012) offers a rare, flexible living environment.

Spanning some 180 m², this property comprises two independent houses set around a pretty garden with trees and a swimming pool, ideal for enjoying fine weather in complete privacy.

The first, main house features a bright living room with open kitchen, three bedrooms (one on the first floor), bathroom, plenty of storage space, garage and storeroom.

The second house features a living room with open kitchen, two bedrooms upstairs and a shower room.

Thanks to its flexible layout, this property is ideally suited to a large family, intergenerational project or rental investment. The cellar, located between the two dwellings, can be used as a flowing space or closed off as required.

Calm, comfort, privileged location and quality fixtures and fittings make this property a rare opportunity in Pessac.

DPE A (40) et GES A (1)
Estimation des dépenses énergétiques : entre 630€ et 900€.
Estimated energy costs:
Risks: www.georisques.gouv.fr
FHonoraires charge acquéreur : prix de vente 877000€, dont 4.9% d'honoraires, soit 37000€.Net vendeur 840000€.
Contact Corinne Prémont
RSAC 384 152 203 RCP 127 100 479

Our properties on immoba.fr

Translated with DeepL.com (free version)

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FEATURES

Property type:	House	Area:	182.0 m²	Number of rooms:	7 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 40

Greenhouse gas emissions (GHG) index: A 1

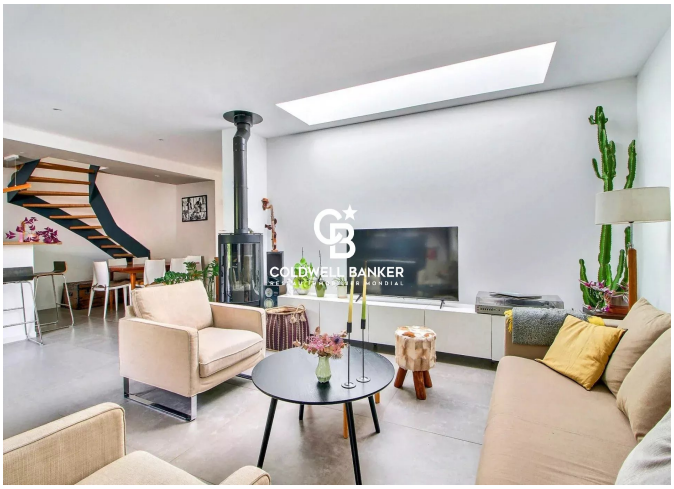
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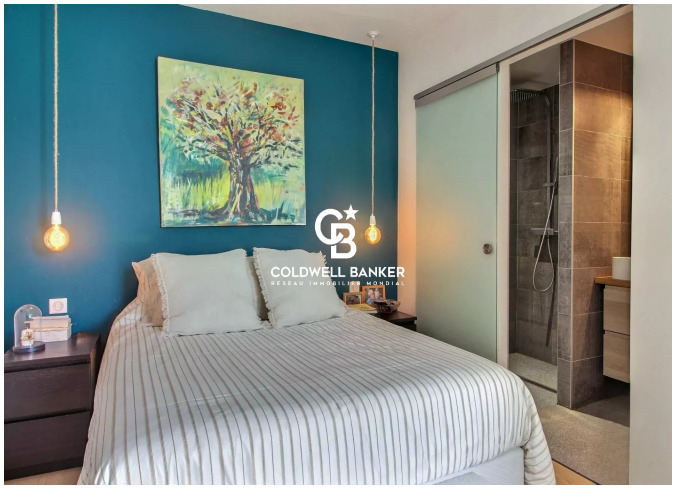
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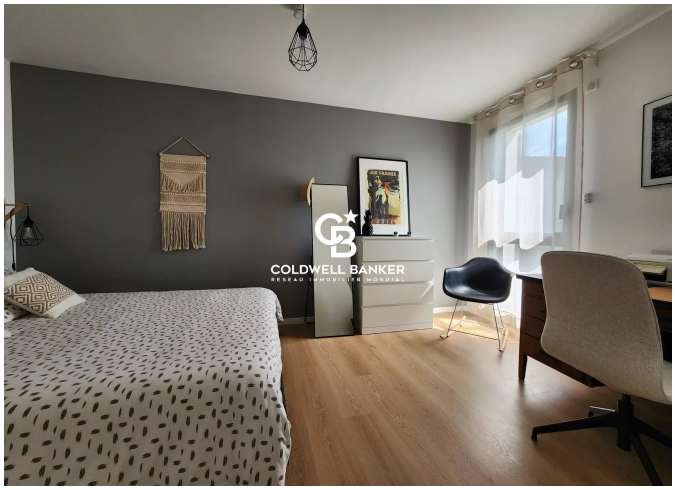












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