COLDWELL BANKER
EUROPA REALTY

House Saint-Sernin 200 m²



SALE PRICE : 355 000 €

EMAIL : IMMOBA@COLDWELLBANKER.FR

EXCLUSIVITY

13 cours Tournon
France, 33000, Bordeaux

PHONE : +33557340139
immoba@coldwellbanker.fr

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DESCRIPTION

Coldwell Banker Immoba Realty presents this group of buildings — essentially a small hamlet — offering many assets and great potential.

Included in the property: the main house with 3 bedrooms, a convertible attic, and photovoltaic panels generating a generous annual payment from the electricity company; a second single-story house, currently rented; a beautiful stone barn with the potential to become a stunning residence; a stone garage; a large shed; and a brick outbuilding. The lovely grounds, covering nearly 8 hectares, would be ideal for horses, planting, or other agricultural projects.

The bonus? A natural spring and a "gavache" well, typical of the region.

DPE (141 - C) GES (4 -A)
Dépenses énergies entre 910€ et 1290€.
Honoraires à charge vendeur inclus

Pour plus d'information, contact : Katrina Hammond
Agent commercial indépendant RSAC 413 116 070/ RCP RCACO-25-031445
Retrouvez tous nos biens sur le site IMMOBA.fr
Consultez les risques liés à cette propriété sur : www.georisques.gouv.fr

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FEATURES

Property type:	House	Area:	200.0 m²	Number of rooms:	10 rooms
Number of bedrooms:	3 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 141

Greenhouse gas emissions (GHG) index: A 4

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