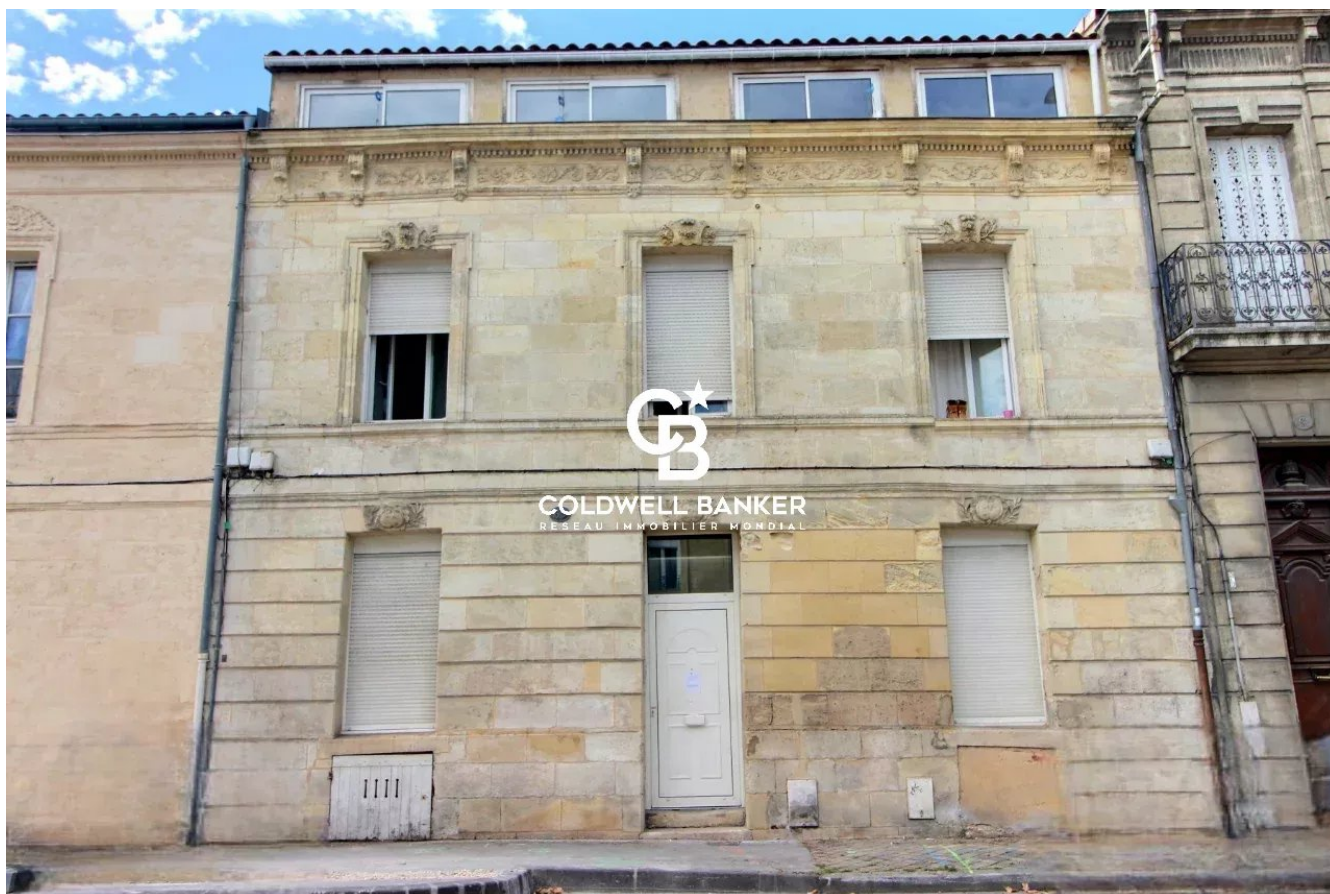


Immeuble Bordeaux 239 m²



PRIX DE VENTE : 690 000 €

EMAIL : IMMOBA@COLDWELLBANKER.FR

DESCRIPTION

We present this attractive stone building with a charming façade, comprising 5 apartments spread over three levels, along with two small gardens. Three apartments are vacant and only two are currently rented.

Ground floor:

- A rented one-bedroom apartment (T2) of 32.34 sqm featuring a living room with kitchen, one bedroom with storage, a bathroom, and a private garden of 16 sqm.
- A rented one-bedroom apartment (T2) of 36.07 sqm with a living room, kitchen, one bedroom, a shower room, and a private garden of 18 sqm.

First floor:

- A vacant one-bedroom apartment (T2) of 41.38 sqm with a living room and kitchen, one bedroom with storage, and a bathroom.
- A vacant one-bedroom apartment (T2) of 36.56 sqm with a living room and kitchen, one bedroom, and a bathroom.

Second and top floor:

- A vacant three-bedroom apartment (T4) of 87.67 sqm, comprising a living room, a separate kitchen, three bedrooms, and a bathroom.

A beautiful building in a prime location, close to tram lines, secondary and higher education schools, and all local shops.

No renovation work required.

Ideal for investors, office use, or liberal professions. Request the full dossier by contacting Ms Alexandra ARNAUD.

Energy performance: D (197) – GHG emissions: B (6)

Estimated annual energy costs: between €2,750 and €3,280

Carrez surface area: 239 sqm

Agency fees payable by the seller.

Information regarding potential risks affecting this property is available at: www.georisques.gouv.fr

Independent Sales Agent

RSAC: 880872122 / RCP: 127100479

CARACTÉRISTIQUES

Type de bien : Immeuble Surface : 239.0 m² NB de pièces : 12 rooms

Les informations sur les risques auxquels ce bien est exposé sont disponibles sur le site Géorisques : www.georisques.gouv.fr

DIAGNOSTIC DE PERFORMANCE ÉNERGÉTIQUE

Diagnostic de performance énergétique (DPE) : D 197

Indice d'émission de gaz à effet de serre (GES) : B 6



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