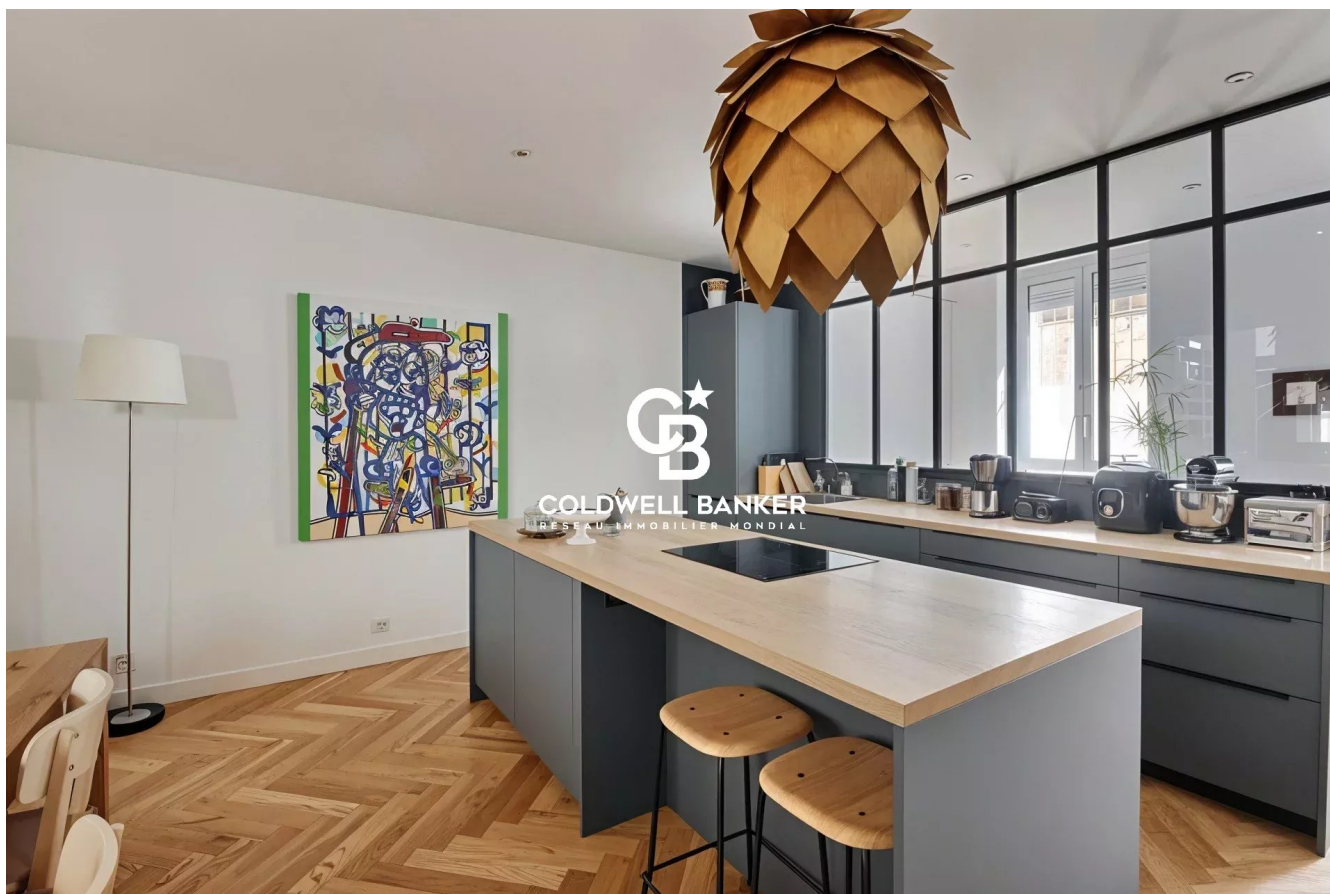


Maison Bordeaux 150 m²



PRIX DE VENTE : 749 000 €

EMAIL : IMMOBA@COLDWELLBANKER.FR

EXCLUSIVITÉ

DESCRIPTION

Exclusively available, come and discover this beautifully renovated home with a sunny terrace, ideally located just steps from Place Tourny, Fondaudège, and Tram Line D.

This inviting and warm house will charm you from the moment you arrive, thanks to its peaceful street and bucolic atmosphere in the heart of the city.

The home features a spacious entrance—perfect for storing bicycles or scooters—a welcoming living room with a fireplace, a modern and fully equipped open kitchen, and a laundry room.

Night area: three bedrooms, one bathroom, and a large space ideal for a home office or playroom.

The terrace is a peaceful haven—green, quiet, and bathed in sunlight throughout the day.

Solid wood flooring, a thoughtfully executed renovation, and refined finishes will appeal to lovers of style and comfort.

The real plus: A secure private parking space completes this quality property.

More photos and full details available on request.

For visits or information, contact Ms. Alexandra ARNAUD.

Energy performance: DPE C (78) / GES C (14)

Estimated annual energy costs: €1,019 – €1,379

Fees paid by the seller

Risk information available at: www.georisques.gouv.fr

Independent Sales Agent

RSAC: 880 872 122 / RCP: 127 100 479

Find all our listings on IMMOBA.

CARACTÉRISTIQUES

Type de bien :	Maison	Surface :	150.0 m ²	NB de pièces :	5 rooms
NB de chambres :	4 bedrooms				

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

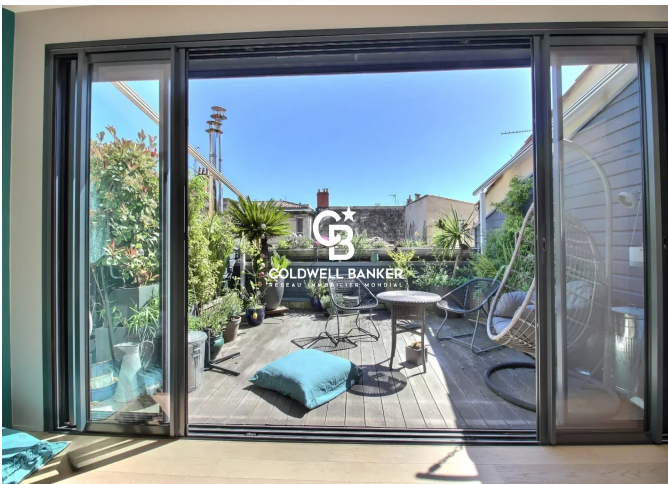
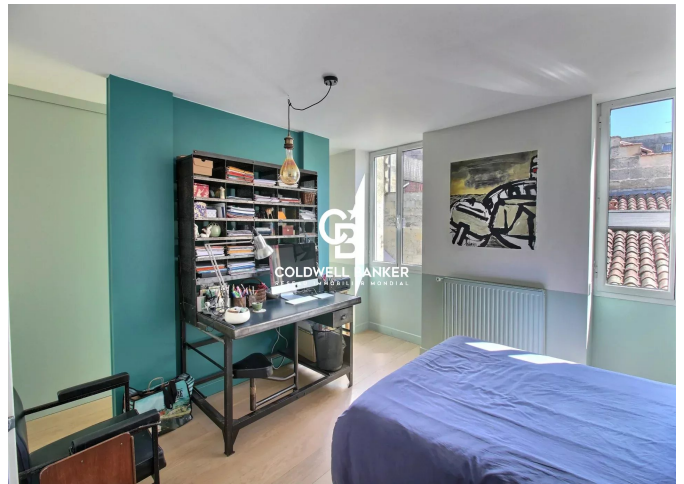
DIAGNOSTIC DE PERFORMANCE ÉNERGÉTIQUE

Diagnostic de performance énergétique (DPE) : B 78

Indice d'émission de gaz à effet de serre (GES) : C 14



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