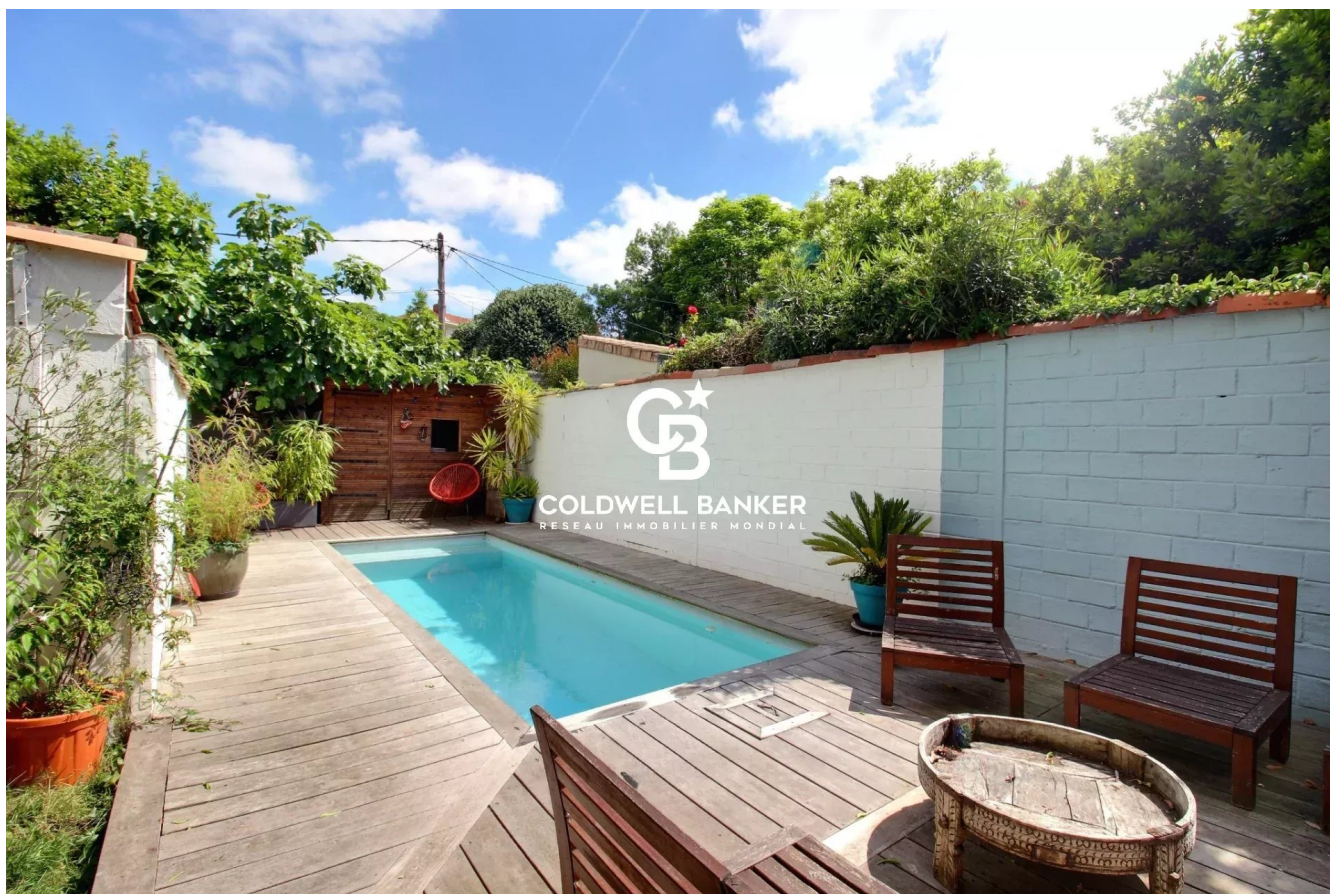


Maison Bordeaux 174 m<sup>2</sup>

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PRIX DE VENTE : 845 000 €

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EMAIL : [IMMOBA@COLDWELLBANKER.FR](mailto:IMMOBA@COLDWELLBANKER.FR)

## DESCRIPTION

Coldwell Banker Immoba Realty presents this family home located in a quiet area of the Saint-Bruno/Judaique neighborhood, close to schools, shops, and public transportation.

Upon entering, you will discover spacious living areas including a living room and a beautiful eat-in kitchen, both opening directly onto a magnificent, well-exposed garden with no overlooking neighbors and a swimming pool.

The upper floors offer 5 bedrooms, 2 shower rooms, an office, a playroom area, and an attic.

A basement cellar completes this property.

There is also the possibility to park bicycles in the spacious entrance area.

Energy Performance Diagnosis (DPE): C (94)

Greenhouse Gas Emissions (GES): C (18)

Estimated annual energy costs: between €1,520 and €2,110/year

Agency fees are payable by the buyer

(Property price: €845,000 including agency fees. The agency fees of €35,000 incl. VAT, representing 4,2%, are included. Net seller price: €810,000)

Contact: Marie-Lucie Chanraud

Independent sales agent

RSAC: 878552314

RCP: 12710419

Find all our listings on IMMOBA.

## CARACTÉRISTIQUES

Type de bien :	Maison	Surface :	174.0 m <sup>2</sup>	Taxe foncière :	€2.00
NB de pièces :	8 rooms	NB de chambres :	5 bedrooms		

Les informations sur les risques auxquels ce bien est exposé sont disponibles sur le site Géorisques : [www.georisques.gouv.fr](http://www.georisques.gouv.fr)

## DIAGNOSTIC DE PERFORMANCE ÉNERGÉTIQUE

Diagnostic de performance énergétique (DPE) : B 94

Indice d'émission de gaz à effet de serre (GES) : C 18



**COLDWELL BANKER**  
**EUROPA REALTY**



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