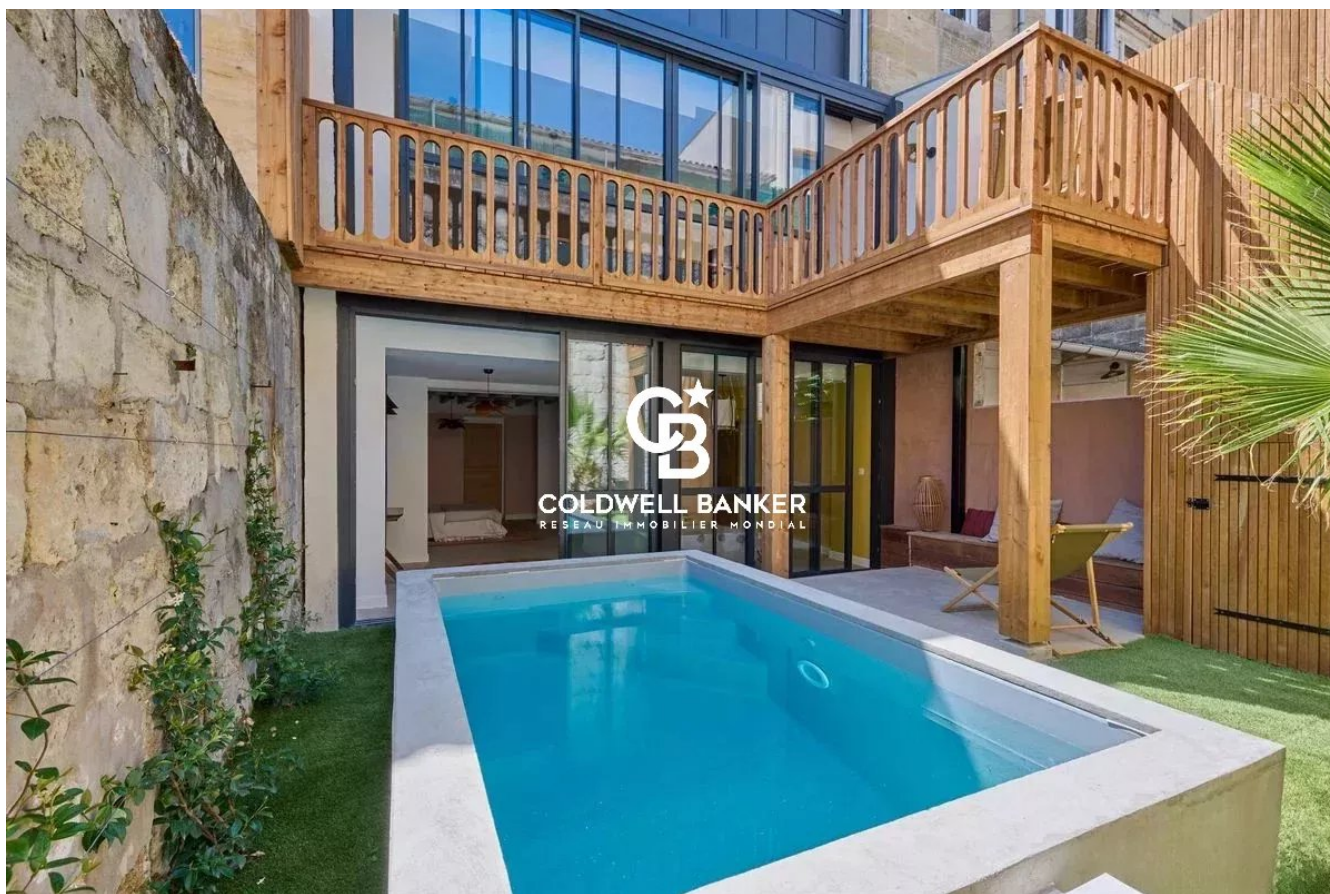


Maison Bordeaux 175 m<sup>2</sup>

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PRIX DE VENTE : 895 000 €

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

## DESCRIPTION

Beautiful stone house fully renovated by an interior architect in 2022, located close to Place Gambetta. You will be charmed by the variety of living spaces, featuring a stunning dual-aspect reception room and a fully fitted and equipped open-plan kitchen, opening directly onto a terrace. The sleeping area includes a total of five bedrooms, two bathrooms, and one shower room, including an exceptional 37sqm master suite with direct access to a private garden and swimming pool, set in a quiet and discreet environment. This fully air-conditioned home is ideal for a family, conveniently located near the city center, shops, public transport, and schools.

Parking space available for rent.

Energy rating: C (114) and greenhouse gas emissions: A (3)

Estimated annual energy costs: €1,180–€1,660 per year

Agency fees payable by the buyer

(Property price: €895,000 including agency fees; agency fees payable by the buyer amount to €35,000 incl. VAT, i.e. 4%; net seller price: €860,000)

Contact: Marie-Lucie Chanraud

Independent sales agent

RSAC: 878552314

Professional liability insurance: 12710419

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## CARACTÉRISTIQUES

Type de bien :	Maison	Surface :	175.0 m <sup>2</sup>	Taxe foncière :	€2.00
NB de pièces :	7 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)

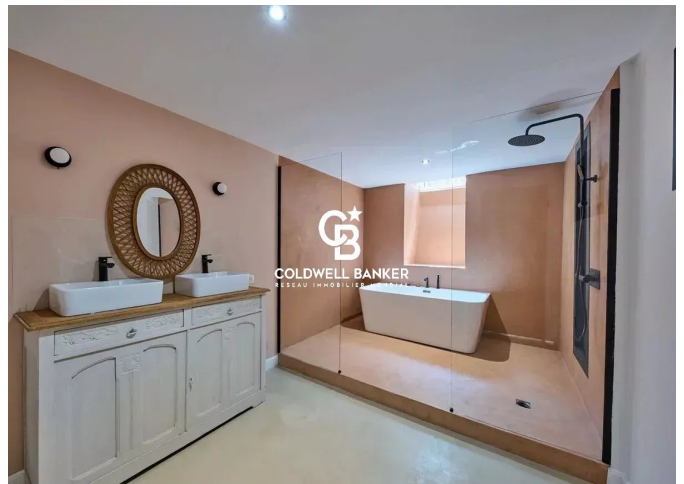
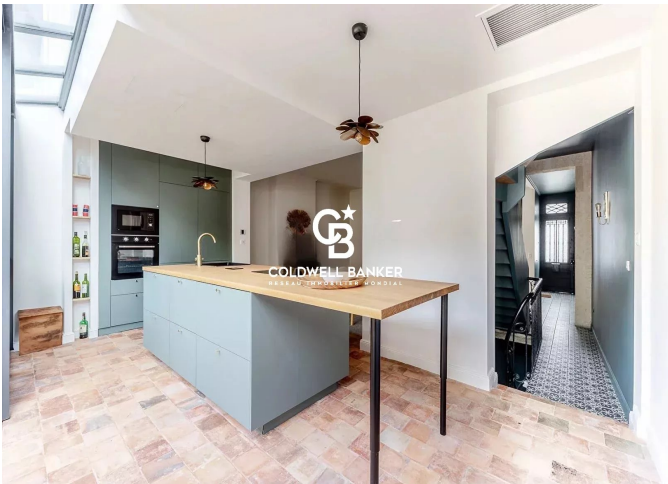
## DIAGNOSTIC DE PERFORMANCE ÉNERGÉTIQUE

Diagnostic de performance énergétique (DPE) : C 114

Indice d'émission de gaz à effet de serre (GES) : A 3



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



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