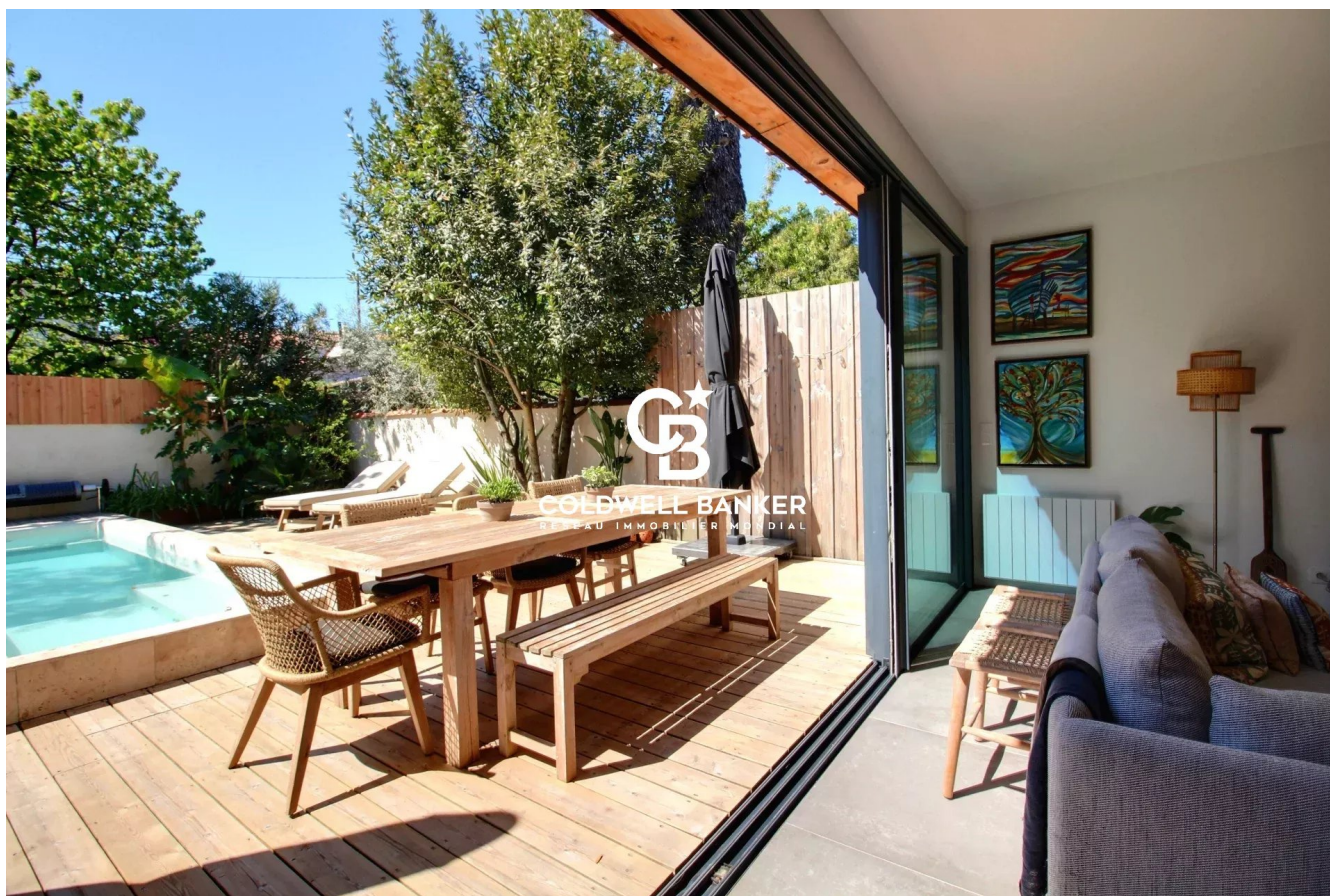


Maison Bordeaux 180 m<sup>2</sup>

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PRIX DE VENTE : 1 045 000 €

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

## DESCRIPTION

In the Saint-Genès/Tondu neighbourhood, sure to be a favourite: this very beautiful échope of approximately 190 m<sup>2</sup>, fully renovated with noble materials and a southwest-facing garden with a high-end swim spa.

On the ground floor, a lovely entrance hall leads to a bedroom with its shower room, a study area and a large living room with a fitted open-plan kitchen opening directly onto a magnificent garden.

On the first floor, a landing serves three bedrooms, a shower room and a large fitted 50 m<sup>2</sup> terrace.

The top level comprises a master suite with its bathroom. A cellar completes the property.

Possibility to rent a parking space opposite the house.

DPE and GES assessments in progress

Estimated annual energy costs: €/year (in progress)

Fees payable by the buyer

(Property price: €1,045,000 including agency fees (HAI); the agency fees payable by the buyer amounting to €45,000 including VAT, i.e. 4,5%, are included; the net seller price is €1,000,000)

DPE B (109) et GES A (4)

Estimation des couts annuels d'énergie :1620€-2260 €/an

Check the risks related to this property at: [www.georisques.gouv.fr](http://www.georisques.gouv.fr)

Contact: Marie-Lucie Chanraud

Independent sales agent

RSAC: 878552314

Professional liability insurance (RCP): 12710419

Find all our properties on IMMOBA

## CARACTÉRISTIQUES

Type de bien :	Maison	Surface :	180.0 m <sup>2</sup>	Taxe foncière :	€3.00
NB de pièces :	6 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)

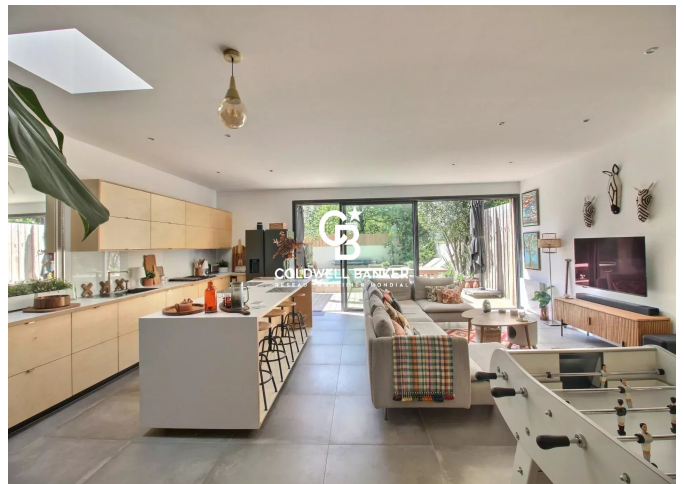
## DIAGNOSTIC DE PERFORMANCE ÉNERGÉTIQUE

Diagnostic de performance énergétique (DPE) : B 109

Indice d'émission de gaz à effet de serre (GES) : A 4



**COLDWELL BANKER**  
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