

Maison Bordeaux 200 m<sup>2</sup>

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PRIX DE VENTE : 1 050 000 €

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

EXCLUSIVITÉ

## DESCRIPTION

EXCLUSIVE to COLDWELL BANKER

In the heart of the Chartrons district, this splendid Bordeaux townhouse reveals all the charm of the old and a rare potential to be unlocked. With a surface area of approximately 160 m<sup>2</sup>, it provides an ideal base for an exceptional renovation project.

At the rear, a large sunny garden, completely sheltered from view, offers a true haven of calm in central Bordeaux.

A precious asset, particularly rare in this sought-after area, which gives the property a unique and intimate atmosphere.

A prime address, undeniable character, and a remarkable opportunity to create a singular residence.

DPE E (56) and GES E (2)

Estimated annual costs: between €2,980 and €4,070 per year

Fees payable by the buyer:

Sale price: €1,050,000, fees 5% i.e. €50,000, seller net €1,000,000.

Contact Corinne Prémont.

Independent Sales Agent.

RSAC: 384152203 RCP 127 100 479

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## CARACTÉRISTIQUES

Type de bien : Maison Surface : 200.0 m<sup>2</sup> NB de pièces : 8 rooms

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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)

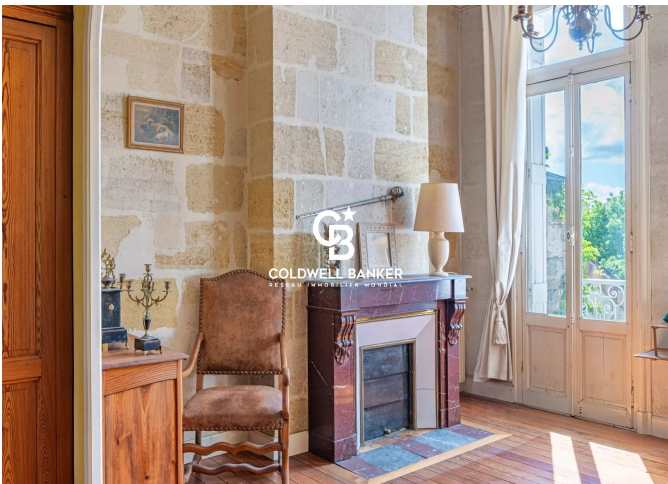
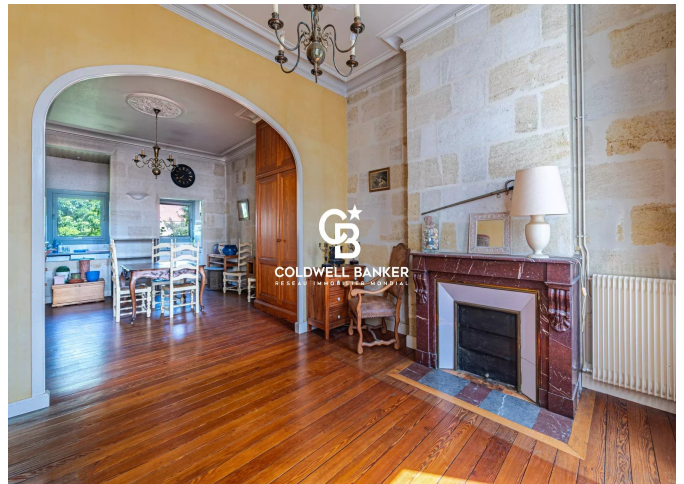
## DIAGNOSTIC DE PERFORMANCE ÉNERGÉTIQUE

Diagnostic de performance énergétique (DPE) : E 283

Indice d'émission de gaz à effet de serre (GES) : E 62



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



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