

Maison Bordeaux 215 m²



PRIX DE VENTE : 890 000 €

EMAIL : IMMOBA@COLDWELLBANKER.FR

EXCLUSIVITÉ

DESCRIPTION

Coldwell Banker Immoba Realty exclusively presents this authentic Bordeaux bourgeois house.

Ideally located in the Croix Blanche/Saint-Seurin district, close to schools and shops, you will be charmed by the preserved period features: parquet flooring, fireplaces, moldings, cornices, stained glass windows, and high ceilings.

The layout follows a classic distribution: a living room, dining room, lounge, and kitchen on the ground floor, while the upper floors house the sleeping quarters with 5 bedrooms, 2 offices, a bathroom, a shower room, and a dressing room.

A lovely, intimate garden, accessible from the living areas, will be perfect for enjoying beautiful days.

A cellar and a garden shed complete this property.

This home is ideal for renovation enthusiasts.

Energy performance: DPE D (192) and GES C (25)

Estimated annual energy costs: €3,320–€4,570

Agency fees are payable by the buyer at 5%.

(Property price: €890,000 HAI, including €42,000 VAT agency fees paid by the buyer, equivalent to 5%, with a net seller price of €848,000)

Contact : Marie-Lucie Chanraud

Agent commercial indépendant

RSAC: 878552314

RCP: 12710419

CARACTÉRISTIQUES

Type de bien :	Maison	Surface :	215.0 m ²	NB de pièces :	9 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

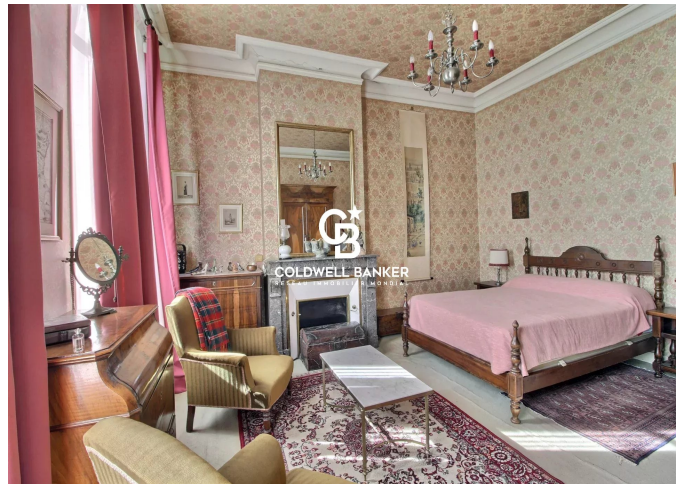
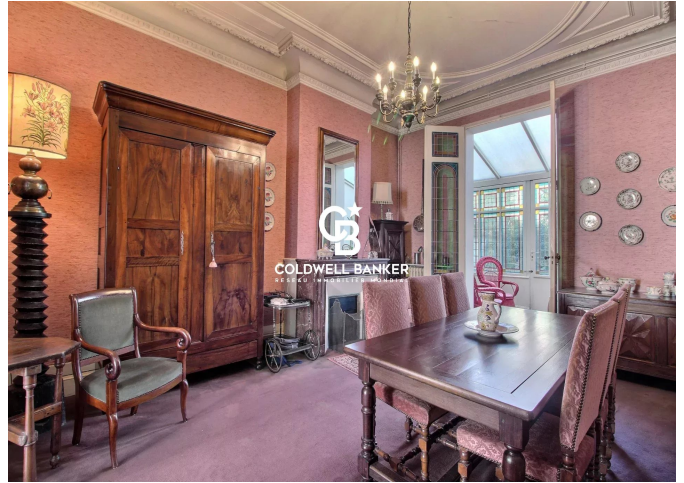
DIAGNOSTIC DE PERFORMANCE ÉNERGÉTIQUE

Diagnostic de performance énergétique (DPE) : D 191

Indice d'émission de gaz à effet de serre (GES) : C 24



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