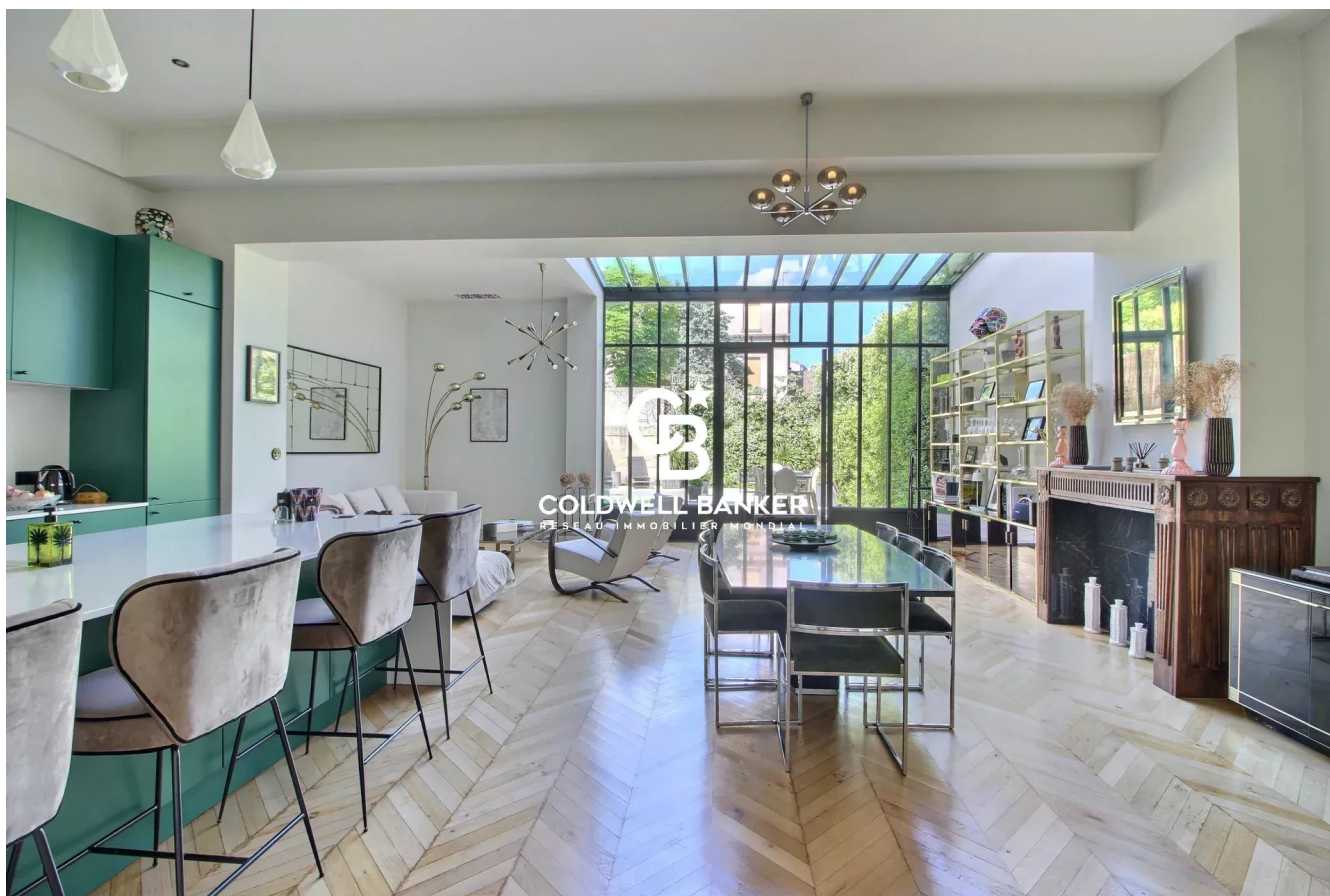


Maison Bordeaux 220 m²



PRIX DE VENTE : 1 595 000 €

EMAIL : IMMOBA@COLDWELLBANKER.FR

DESCRIPTION

Bordeaux, Saint-Seurin-Croix Blanche area, Coldwell Banker Immoba Realty offers this superb fully renovated bourgeois house with high-end materials.

You will be charmed by the spaciousness of this prestigious property: four bedrooms including a master room, three bathrooms, and a stunning, ultra-bright living room with an open kitchen directly overlooking the garden with a pool.

A garage, an office, a laundry room, and a cellar complete this exceptional "turnkey" property.

Located in the Croix Blanche neighborhood, you will be close to transportation, shops, and renowned schools.

Energy Performance Certificate (EPC): B (100) and Greenhouse Gas Emissions (GES): A (3)

Estimated annual energy costs: 1300-1810€/year.

Fees are the responsibility of the buyer.

Contact: Marie-Lucie Chanraud

CARACTÉRISTIQUES

Type de bien :	Maison	Surface :	220.0 m ²	Taxe foncière :	€4.00
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

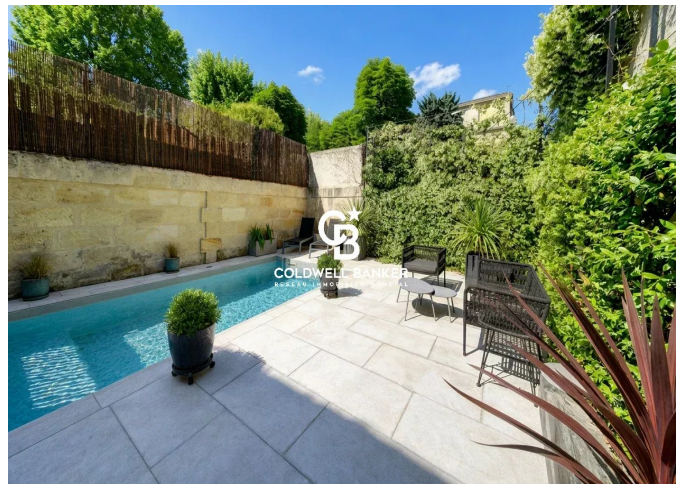
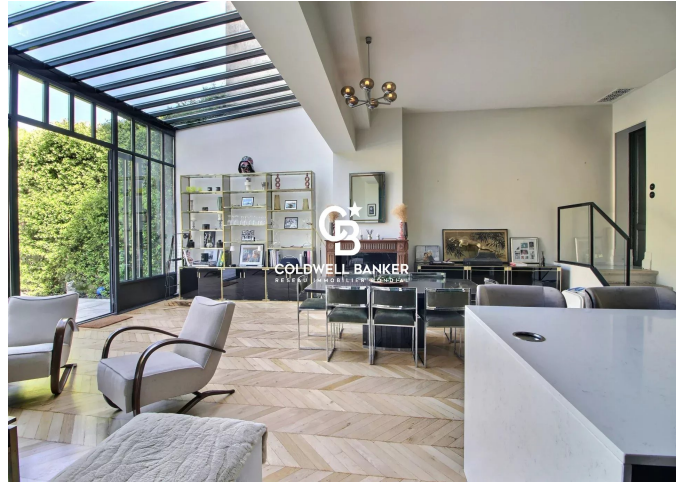
DIAGNOSTIC DE PERFORMANCE ÉNERGÉTIQUE

Diagnostic de performance énergétique (DPE) : B 100

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



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