

Maison Bordeaux 246 m²



PRIX DE VENTE : 990 000 €

EMAIL : IMMOBA@COLDWELLBANKER.FR

DESCRIPTION

Exceptional location for this house to renovate, ideally situated facing the Parc Bordelais, just 5 minutes from the shops on Avenue de la Libération, Tram line D, and top-rated schools (Tivoli, Assomption, Grand Lebrun).

Set on a plot of over 400 m², in the second row of a quiet street, this stone house offers fantastic potential and could reach approximately 275 m² of living space once fully renovated. The garden is suitable for a swimming pool, and there is space for several vehicles.

A property full of possibilities, located in one of the most prestigious areas.

Please note: The current owner can carry out custom renovation works upon request.

Full file available on request

Energy rating: G (434) – GHG: F (95)

Estimated annual energy costs: €3,120 – €4,270

€990,000 agency fees included, of which €47,000 incl. VAT are agency fees payable by the buyer (net seller price: €943,000)

For more information, please contact Vincent Macary, Independent Sales Agent (EI)

RSAC 909 975 096 – RCP 127100479

See all our listings on [IMMOBA.fr](https://www.immoba.fr)

CARACTÉRISTIQUES

Type de bien :	Maison	Surface :	246.0 m ²	NB de pièces :	6 rooms
NB de chambres :	4 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) : G 434

Indice d'émission de gaz à effet de serre (GES) : F 95

