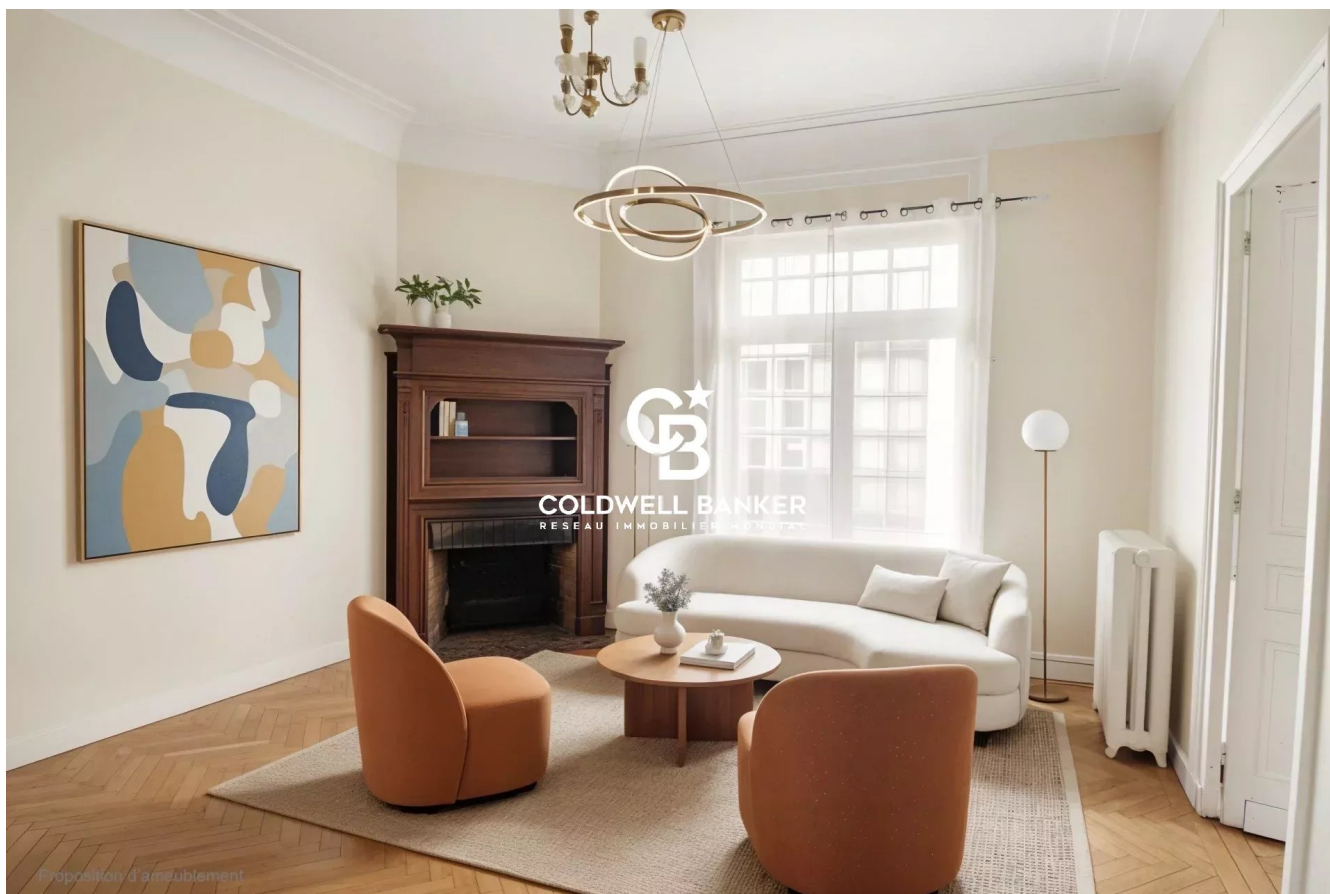


Maison Bordeaux 65 m<sup>2</sup>

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PRIX DE VENTE : 357 000 €

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

## DESCRIPTION

Come and discover this stone townhouse ideally located at the edge of the Médoc, a stone's throw from tram line D, shops and renowned schools.

The house comprises an entrance hall, a living room with open-plan kitchen, two bedrooms and a shower room. A small terrace and a 30m<sup>2</sup> garage complete this high-quality property.

Renovation work is to be expected, and the garage offers an opportunity to add 30m<sup>2</sup> to the surface area of the house.

Whether as a main residence, for a professional practice, for investors or as a pied-à-terre, there are many possibilities for making the most of this house.

Would you like more information or to arrange a viewing? Contact Ms Alexandra ARNAUD.

DPE E (323) and GES E (6)

Estimated annual energy costs: between €1,370 and €1,910/year.

Fees payable by the seller.

Check the risks to which this property is exposed at: [www.georisques.gouv](http://www.georisques.gouv)

Independent Commercial Agent

RSAC: 880872122 / RCP: 127100479

## CARACTÉRISTIQUES

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Type de bien :	Maison	Surface :	65.0 m <sup>2</sup>	NB de pièces :	3 rooms
NB de chambres :	2 bedrooms				

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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)

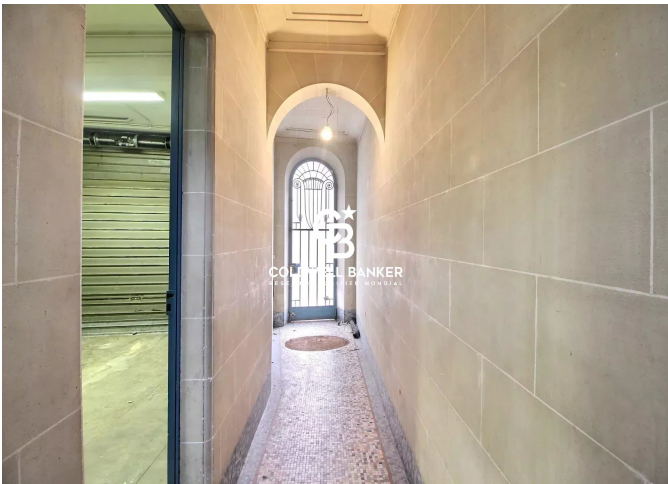
## DIAGNOSTIC DE PERFORMANCE ÉNERGÉTIQUE

Diagnostic de performance énergétique (DPE) : E 323

Indice d'émission de gaz à effet de serre (GES) : E 66



**COLDWELL BANKER**  
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