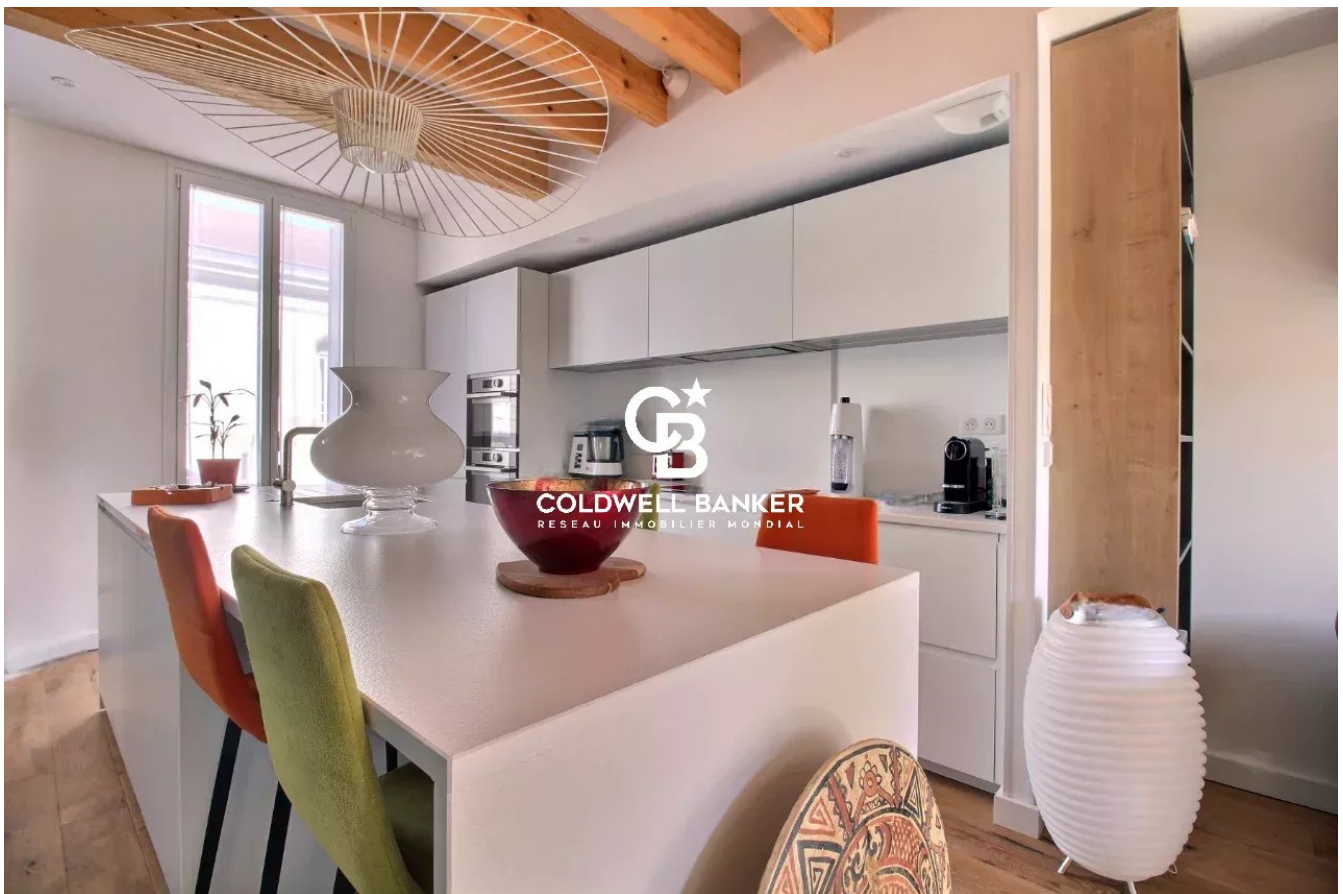


Maison Bordeaux 87 m<sup>2</sup>

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PRIX DE VENTE : 599 000 €

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

## DESCRIPTION

We offer you this superb house ideally located in this privileged neighborhood, just steps from shops, transport and schools.

Completely renovated by an architect, let yourself be seduced by a warm and light-filled home with high-quality finishes.

It comprises an entrance, a delightful through living room with a stove, and a custom-made eat-in kitchen that is fully equipped. The terrace, adaptable, is sunny and intimate, with a spa for relaxing.

Sleeping area: 2 good-sized bedrooms, 1 office, and a spacious bathroom.  
The plus: a house in absolute calm and very practical, with plenty of built-in storage.

High ceilings, exposed stone walls, and parquet floors — everything to delight aesthetes!

Need information, more photos or a viewing? Contact Alexandra ARNAUD.

DPE B (108) and GES A (3).

Estimated annual energy costs: between €620 and €980 / 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 :	87.0 m <sup>2</sup>	NB de pièces :	4 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) : B 108

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



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



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