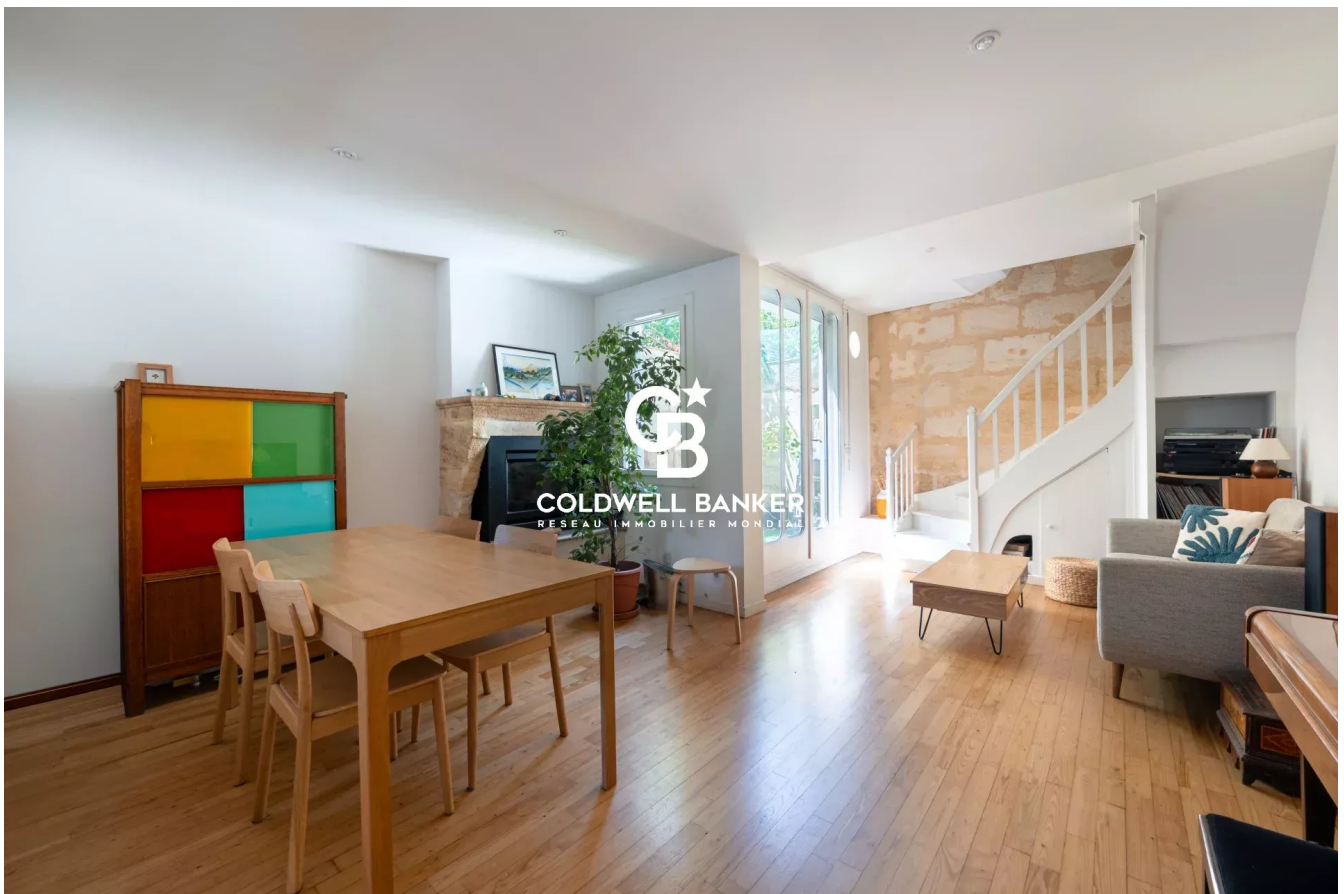


Maison Bordeaux 87 m²



PRIX DE VENTE : 585 000 €

EMAIL : IMMOBA@COLDWELLBANKER.FR

DESCRIPTION

In the heart of the highly sought-after Palais Gallien district, just steps from Place de Lorme, the shops of Rue Fondaudège, schools and the Saint-Seurin neighbourhood, Coldwell Banker Bordeaux Tourny presents this townhouse enjoying a particularly privileged location.

Behind a charming and attractive façade, the house offers a functional family layout with three bedrooms, an office, and a pleasant living area with an open-plan kitchen.

An intimate patio completes the property, providing a true outdoor space sheltered from view — ideal for enjoying a peaceful corner in the heart of the city.

With its prime address, family-friendly layout and rare outdoor space in this area, this house represents a wonderful opportunity in one of Bordeaux's most desirable neighbourhoods.

EPC: 189 (D) – GHG: 6 (B)

Estimated annual energy costs: between €1,110 and €1,550 per year.

Agency fees payable by the seller included.

Information on the risks to which this property is exposed is available at: www.georisques.gouv

For more information, please contact Aliona RAHACHOVA. Discover all our properties at www.immoba.fr.

CARACTÉRISTIQUES

Type de bien :	Maison	Surface :	87.0 m ²	Taxe foncière :	€1.00
NB de pièces :	5 rooms	NB de chambres :	3 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 189

Indice d'émission de gaz à effet de serre (GES) : B 6

