

Maison Bordeaux 210 m²



PRIX DE VENTE : 995 000 €

EMAIL : IMMOBA@COLDWELLBANKER.FR

DESCRIPTION

Coldwell Banker Immoba Realty invites you to discover this magnificent 19th-century property, offering single-level living, ideally located in the sought-after Caudéran district. Public transport, prestigious schools, and shops are just minutes away.

This charming family home features an entrance hall, a bright living room with a fireplace opening onto the garden, a separate dining kitchen, and a laundry room.

The ground floor also includes two bedrooms and a bathroom, while the upper floor offers three additional bedrooms and two wash areas.

You'll be captivated by the property's character, natural light, and serene ambiance, as well as its beautiful, tree-filled park — perfectly suited for adding a swimming pool.

A garage, a separate workshop, and several parking spaces complete this high-quality property.

For more photos or to arrange a viewing, please contact Alexandra Arnaud.

Energy performance: DPE D (187) – GES D (39)

Estimated annual energy costs: €2,510 – €3,430 (reference year 2021)

Fees payable by the seller.

Information about potential risks for this property is available at www.georisques.gouv.fr

Independent Sales Agent

RSAC: 880 872 122 / RCP: 127 100 479

CARACTÉRISTIQUES

Type de bien :	Maison	Surface :	210.0 m ²	Taxe foncière :	€3.00
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) : D 187

Indice d'émission de gaz à effet de serre (GES) : D 39



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