

Maison Bordeaux 200 m²



SALE PRICE : 1 050 000 €

EMAIL : IMMOBA@COLDWELLBANKER.FR

EXCLUSIVITY

DESCRIPTION

EXCLUSIVE to COLDWELL BANKER

In the heart of the Chartrons district, this splendid Bordeaux townhouse reveals all the charm of the old and a rare potential to be unlocked. With a surface area of approximately 160 m², it provides an ideal base for an exceptional renovation project.

At the rear, a large sunny garden, completely sheltered from view, offers a true haven of calm in central Bordeaux.

A precious asset, particularly rare in this sought-after area, which gives the property a unique and intimate atmosphere.

A prime address, undeniable character, and a remarkable opportunity to create a singular residence.

DPE E (56) and GES E (2)

Estimated annual costs: between €2,980 and €4,070 per year

Fees payable by the buyer:

Sale price: €1,050,000, fees 5% i.e. €50,000, seller net €1,000,000.

Contact Corinne Prémont.

Independent Sales Agent.

RSAC: 384152203 RCP 127 100 479

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FEATURES

Property type:	Maison	Area:	200.0 m ²	Number of rooms:	8 rooms
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Information on the risks to which this property is exposed is available on the Géorisques website: www.georisques.gouv.fr

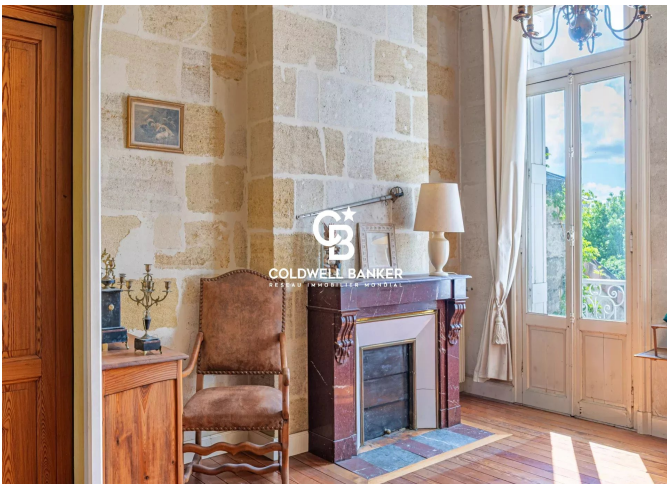
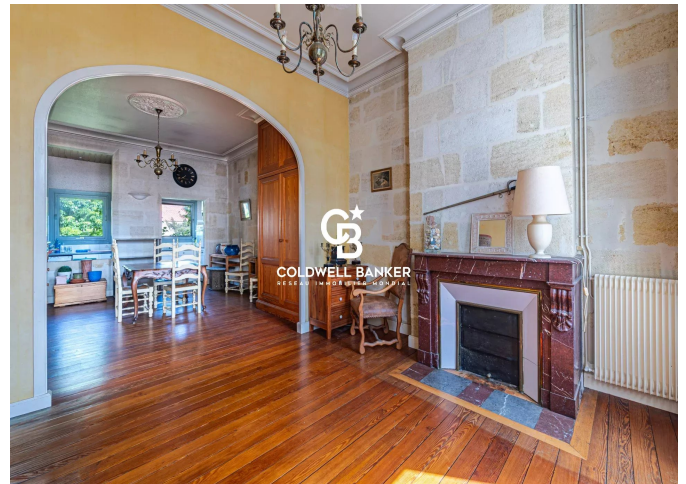
ENERGY PERFORMANCE DIAGNOSIS

Energy performance diagnosis (EPD): E 283

Greenhouse gas emissions (GHG) index: E 62



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EUROPA REALTY



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