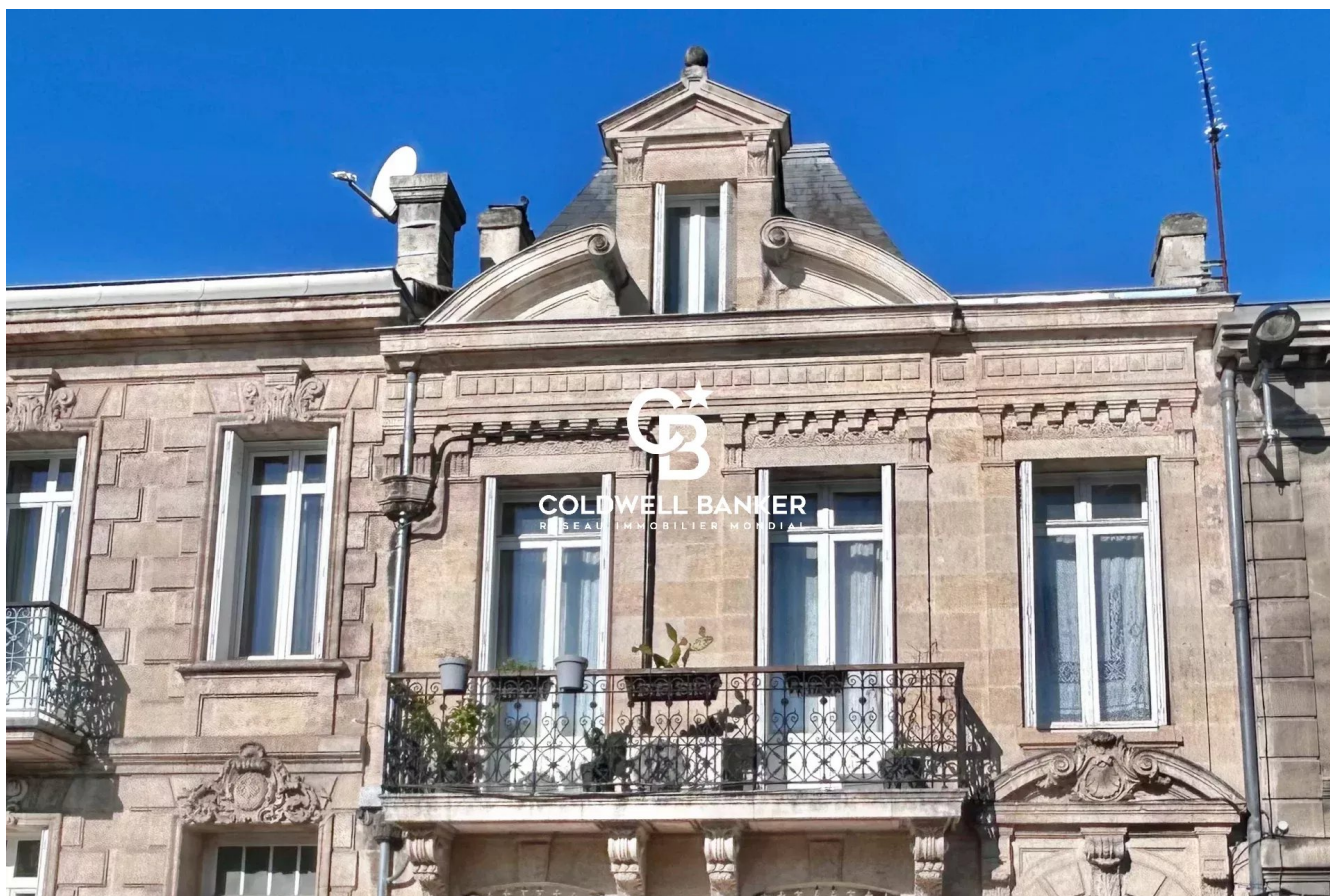


Maison Bordeaux 217 m²



PRIX DE VENTE : 890 000 €

EMAIL : IMMOBA@COLDWELLBANKER.FR

DESCRIPTION

In the heart of a highly sought-after neighborhood, within immediate proximity to shops and renowned schools (St Genès schools), discover this elegant bourgeois home featuring a beautiful stone façade and preserved period features: parquet flooring, fireplaces, moldings, and impressive ceiling heights.

The house is in excellent structural condition, although some cosmetic updating would be beneficial. It offers a lovely entrance hall and a spacious dual-aspect living area on the ground floor, along with four bedrooms and an office upstairs.

A pleasant level garden completes this charming property, ideal for comfortable family living.

A rare opportunity in this highly desirable area — not to be missed!

Energy rating: D (207)

GHG emissions: D (38)

Estimated annual energy costs: €3,500–€4,850 per year

Agency fees payable by the seller.

Information regarding potential risks related to this property is available at: www.georisques.gouv.fr

For further information, please contact Marie-Lucie Chanraud

Agent commercial indépendant

RSAC: 878552314

RCP: 12710419

CARACTÉRISTIQUES

Type de bien :	Maison	Surface :	217.0 m ²	NB de pièces :	6 rooms
NB de chambres :	4 bedrooms				

Les informations sur les risques auxquels ce bien est exposé sont disponibles sur le site Géorisques : www.georisques.gouv.fr

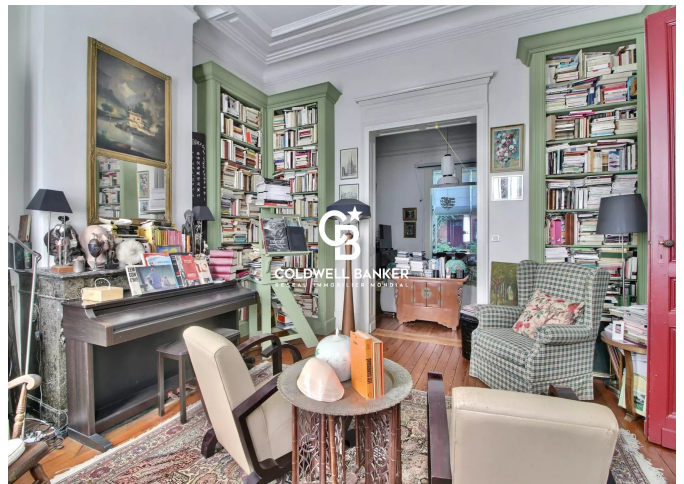
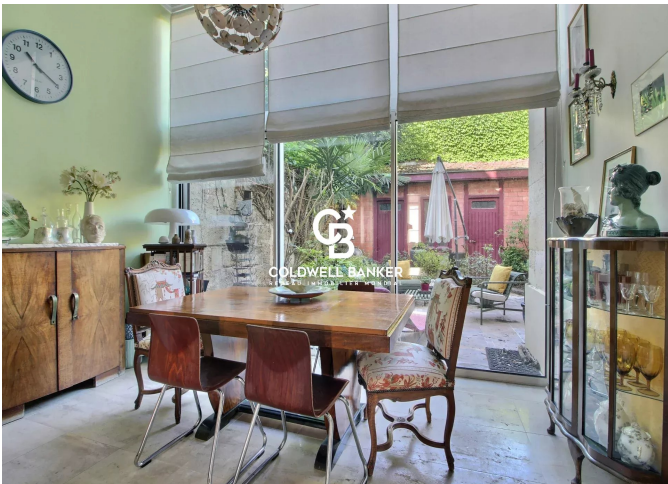
DIAGNOSTIC DE PERFORMANCE ÉNERGÉTIQUE

Diagnostic de performance énergétique (DPE) : D 208

Indice d'émission de gaz à effet de serre (GES) : D 38



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