

Maison Bordeaux 223 m²



PRIX DE VENTE : 997 000 €

EMAIL : IMMOBA@COLDWELLBANKER.FR

DESCRIPTION

Coldwell Banker Immoba Realty presents this Bordeaux stone house ideally located in the Croix Blanche/Saint-Seurin neighborhood, close to schools and shops.

The layout is traditional: living room, dining room with kitchen on the ground floor and sleeping areas on the upper floors with 6 bedrooms, 2 offices, a bathroom and dressing rooms.

A rare feature of the property, a very large garden accessible from the living areas will delight you on beautiful days.

Possibility to create a swimming pool as well as a building at the rear of the plot.

A cellar, an attic and a garage complete the property.

This property is ideal for renovation enthusiasts.

For a complete dossier or a viewing, contact Mrs Marie-Lucie CHANRAUD.

Energy performance rating D (218) and greenhouse gas emissions D (46)

Estimated annual energy costs: €2,890–€4,060/year

Fees are payable by the buyer, i.e. 5%

(Price of the property: €997,000 including fees (HAI); the agency fees payable by the buyer €47,000 VAT included, i.e. 5%, are included; the net seller price is €950,000).

Check the risks to which this property is exposed at: www.georisques.gouv

Contact: Marie-Lucie Chanraud

Independent sales agent

RSAC: 878552314

RCP: 12710419

CARACTÉRISTIQUES

Type de bien :	Maison	Surface :	223.0 m ²	Taxe foncière :	€3.00
NB de pièces :	9 rooms	NB de chambres :	6 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 218

Indice d'émission de gaz à effet de serre (GES) : D 46



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