

255 000 €

Buying luxury property

5 rooms

Surface : 110 m²

Surface of the land : 800 m²

Year of construction : 2008

Hot water : Gaz

Inner condition : good

External condition : good

Couverture : tiles

Amenities :

Bedroom on ground floor, double glazing,

Laundry room, Automatic gate, calm

3 bedroom

1 terrace

1 bathroom

1 WC

1 garage

1 parking

Legal information

255 000 € fees included

4,08% VAT of fees paid by the buyer
(245 000 € without fees), no current
procedure, information on the risks to which
this property is exposed is available on
georisques.gouv.fr.



Luxury property Bordeaux

Charming single-story detached house located in the sought-after Village district of Bordeaux. Built in 2008, this home boasts excellent interior condition, an open-plan kitchen, and quality features: ground-floor bedroom, double glazing, laundry room, automatic gate, and above all, a peaceful setting. The layout includes 3 bedrooms, 1 bathroom, and 1 toilet. Enjoy a terrace for your relaxation moments and a parking space for your convenience. Heating and hot water are supplied by natural gas, and the property is connected to the municipal sewage system. This residence will win you over with its exceptional location combining tranquility and proximity to the city center. A must-see!

Energy class (dpe) : D - Emission of greenhouse gases (ges) : D
Estimated annual energy between 900 and 1200 € (reference year 2023)
Document non contractuel - 29/08/2026



Luxium Invest - 14 Rue du Colisée - 75008 Paris

Tél: 06 11 44 34 29 - info@luxium-invest.com - www.luxium-invest.com