

BORDEAUX 33000 FRANCE

**€845,000**

*150 Years*

JOHN D WOOD & CO.

London, Country & International Property

BORDEAUX 33000 FRANCE

Coldwell Banker Immoba Realty presents this family home located in a quiet area of the Saint-Bruno/Judaique neighborhood, close to schools, shops, and public transportation. Upon entering, you will discover spacious living areas including a living room and a beautiful eat-in kitchen, both opening directly onto a magnificent, well-exposed garden with no overlooking neighbors and a swimming pool. The upper floors offer 5 bedrooms, 2 shower rooms, an office, a playroom area, and an attic. A basement cellar completes this property. There is also the possibility to park bicycles in the spacious entrance area. Energy Performance Diagnosis (DPE): C (94)

**174 m,  
Swimming pool**

**€845,000**



Greenhouse Gas Emissions (GES): C  
(18) Estimated annual energy costs:  
between €1,520 and €2,110/year  
Agency fees are payable by the buyer  
(Property price: €845,000 including  
agency fees. The agency fees of  
€35,000 incl. VAT, representing 4,2%,  
are included. Net seller price: €810,000)  
Contact: Marie-Lucie Chanraud  
Independent sales agent RSAC:  
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