



Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 4867

• House - Bordeaux (Bassins à Flots) •



DETAILS

Land surface: 580 m²

Number of bedrooms: 5

Number of levels: 1

Type of heating: Electric

Drainage/sewage: Pit all waters

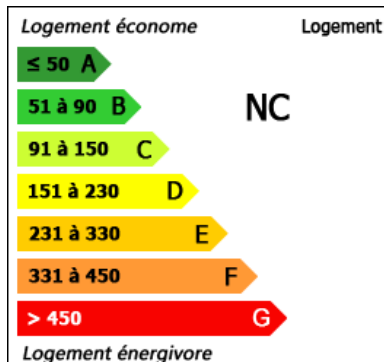
Swimming pool: No

Ground floor living: No

Work needed: No work

Fireplace: No

Built: 2007



For sale: charming 6-room house of 170 m² with garden, located in a quiet residential area of Bordeaux (33300). Ideal for a family, this house combines comfort, brightness and functionality.

170 m² living

580 m²

- Bordeaux -
10 rue parlement St Catherine
33000 Bordeaux
Tel : 05 56 44 16 62
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Price fees included
680 000 €

Agency fees: 4 % VAT included*
Price without fees: 653 840 €

*The agency fees are entirely at the cost of the purchaser



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Located at 10 Allée de la Fougère in Bordeaux, this beautiful 170 m² terraced house sits on a 617 m² plot. It offers a pleasant, quiet living environment, yet is close to amenities.

On the ground floor:

A hall with storage,
A large, bright double living room, ideal for entertaining,
A separate kitchen with adjoining laundry room,
A bedroom with an en-suite bathroom with shower,
An office (or guest bedroom),
A separate toilet.

Above:

Three bedrooms with built-in wardrobes,
A spacious bathroom with shower and bathtub,
A separate toilet.

The garden offers a pleasant outdoor space to enjoy the beautiful weather with family or friends.

Key Features:

Quiet residential area
Private garden
4 bedrooms + office
Bright double living room
617 m² plot
Close to the tram, schools, and shops

Price: €680,000 including brokerage fees (fees payable by the buyer)

Costs: €27,200 including tax

