



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 2419

• Apartment - Bordeaux (Victor Hugo - St Paul) •



## DETAILS

**Land surface:** 0 m<sup>2</sup>

**Number of bedrooms:** 1

**Number of levels:** 1

**Type of heating:** Electric

**Drainage/sewage:** Everything in the sewer

**Swimming pool:** No

**Ground floor living:** No

**Work needed:** No work

**Fireplace:** Yes open hearth

**Built:** Not specified

Logement économe

≤ 50 A

51 à 90 B

91 à 150 C

151 à 230 D

231 à 330 E

331 à 450 F

> 450 G

Logement énergivore

DPE en cours

At the heart of the district of Saint Paul, apartment type 2 completely renovated and has preserved its benefits ancient.

50 m<sup>2</sup> Carrez living

No field

- Bordeaux -

10 rue parlement St Catherine

33000 Bordeaux

Tel : 05 56 44 16 62

bordeaux@valadie-immobilier.com

Price fees included

325 000 €

Agency fees: 3,2 % VAT included\*

Price without fees: 315 000 €

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



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## • Description ref n°2419 •

Located on the 1st floor of a stone building of the Eighteenth century, this apartment of 50 m2 full of charm, crossing functional and consists of an entrance with a corridor leading to a bedroom with closet and period window, a bathroom, separate toilet and a living room with a fireplace that works and a kitchen semi-open fully equipped kitchen giving on the street, pierced by large windows.

Two steps from all amenities and trams, RARE product!!!

Small condominium of 4 lots, charges 50€/month.

Income AIRBNB 2015 : 24912€

Income AIRBNB 2016: 23562€

Rent possible : 850 € Excluding Charges

