

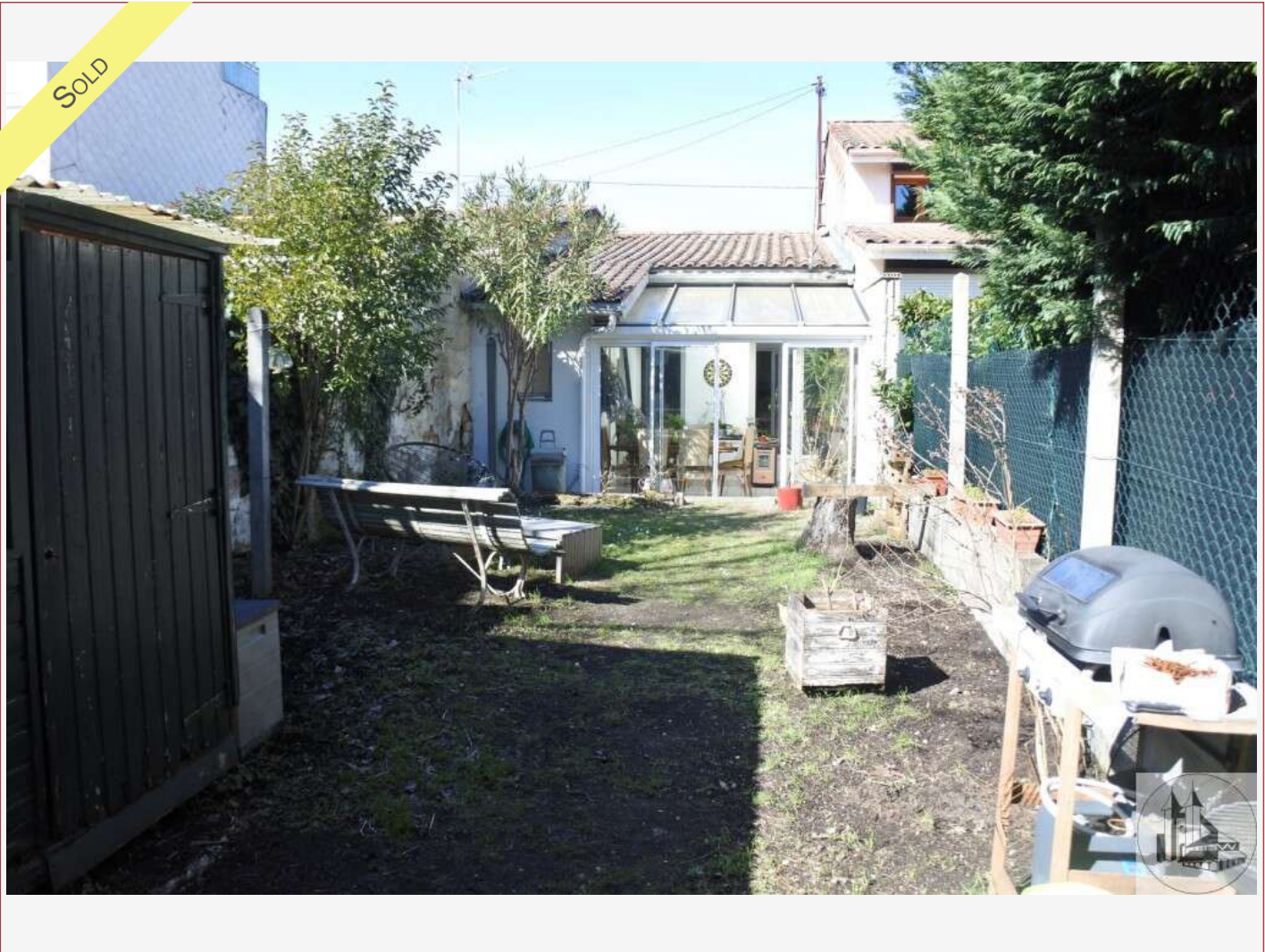


Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 2797

• House - Bordeaux (Saint Bruno) •



DETAILS

Land surface: 70 m²

Number of bedrooms: 2

Number of levels: 0

Type of heating: Electric

Drainage/sewage: Everything in the sewer

Swimming pool: No

Ground floor living: Yes

Work needed: Second work

Fireplace: No

Built: 1800

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

District St Bruno, 5min walk to transport and close to the Boulevards, shop simple to renovate of 70m² carrez with charming garden of 45m² exposed West without vis-à-vis.

70 m² living

70 m²

- Bordeaux -

10 rue parlement St Catherine

33000 Bordeaux

Tel : 05 56 44 16 62

bordeaux@valadie-immobilier.com

Price fees included

296 800 €

Agency fees: 6 % VAT included*

Price without fees: 280 000 €

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



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• Description ref n°2797 •

This stall comprises an entrance with a corridor leading to two large bedrooms of about 14m² with a beautiful height under ceiling, a bright living room giving on a veranda of 10m² and garden, a separate kitchen, a laundry room with a TOILET and a bathroom.

Property to renovate, possibility of heightening.

This property is currently occupied by tenants, lease is current until August 2019, it is rented 818€/month. (tenants are willing to leave before if possible).

Property tax : 905€

296 800 € HAI which includes 6% fee is 16 800 € included in the sale price.

Fees in charge purchaser. Price net salesman : 280 000 €

