

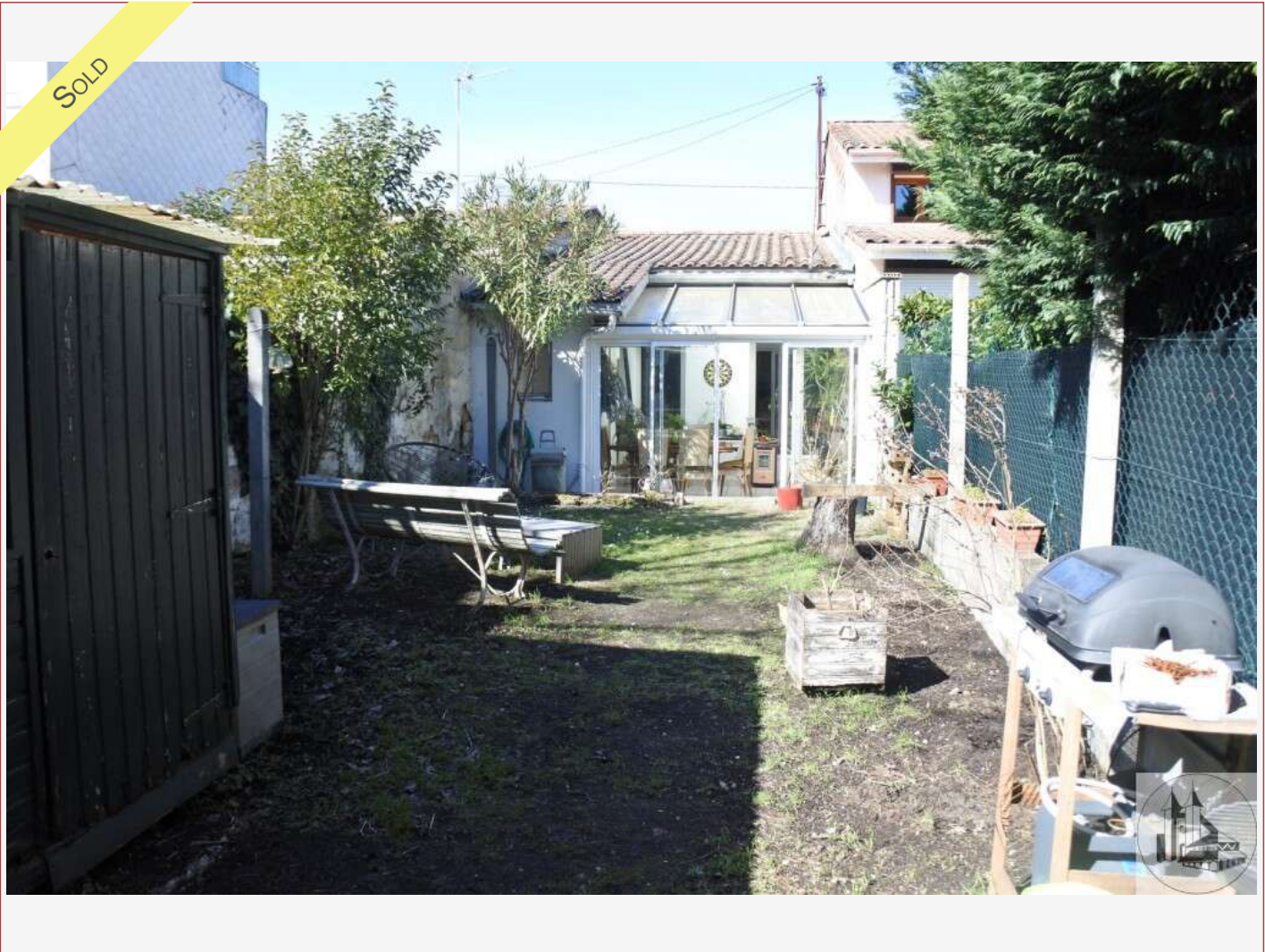


# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 2797

• House - Bordeaux (Saint Bruno) •



## DETAILS

**Land surface:** 70 m<sup>2</sup>

**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 70m<sup>2</sup> carrez with charming garden of 45m<sup>2</sup> exposed West without vis-à-vis.

70 m<sup>2</sup> living

70 m<sup>2</sup>

- 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



# Agence Immobilière Valadié

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## • Description ref n°2797 •

This stall comprises an entrance with a corridor leading to two large bedrooms of about 14m<sup>2</sup> with a beautiful height under ceiling, a bright living room giving on a veranda of 10m<sup>2</sup> 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 €

