

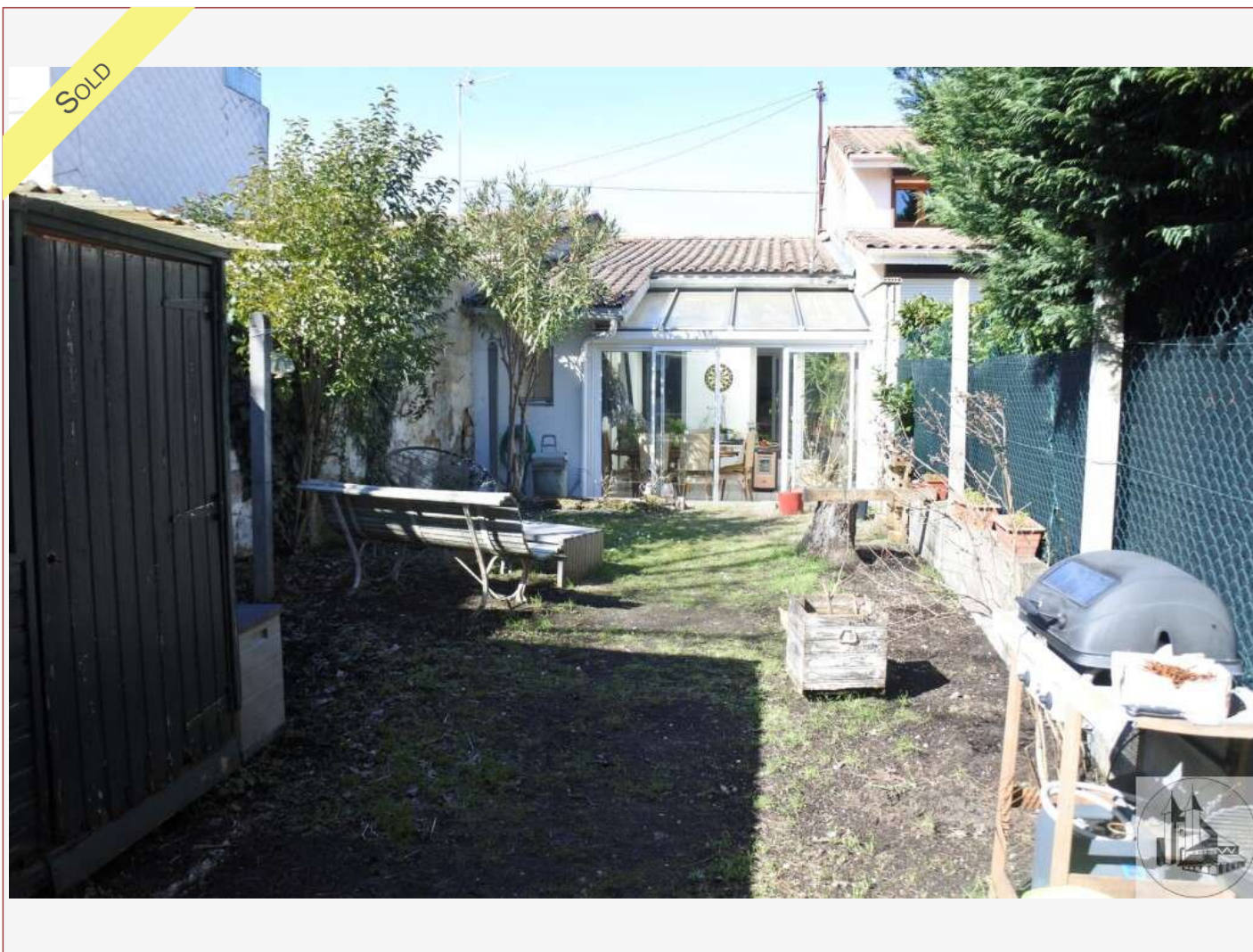


# Agence Immobilière Valadié

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 70m2 carrez with charming garden of 45m 2 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

Professionnels de la transaction immobilière depuis 1960

## • 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 €

