



Building for sale to renovate - Bordeaux/Saint Michel area - Possibility 8 dwellings

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SELLING PRICE : €1,432,000

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56 avenue de la Libération  
Charles de Gaulle  
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## DESCRIPTION

Located in the heart of Saint Michel district close to the docks, 826.6 sqm building currently with 9 dwellings and 1 commercial space.

Renovation work to be carried out.

On the ground floor: 202.8 sqm of floor area

Possibility of creating a commercial space and a 2 rooms flat

On the 1st floor: 186.4 sqm of floor area

Possibility to create a 2 rooms flat and a 3 rooms flat

On the 2nd floor: Floor area of 188.8 sqm

Possibility to create two 3 rooms flat

On the 3rd floor: Floor area of 186.4 sqm

Possibility of creating a 2 rooms flat and a 4 rooms split level flat

4th floor: 64.1 sqm floor area

4 rooms Split level flat (3rd and 4th floor)

A building permit has been filed to build 8 accommodations (including 2 social housing units) + 1 commercial area. The building requires renovation.

# FEATURES

Type de bien:	Building	Surface:	828.6 m <sup>2</sup>	Terrain:	-
Charges:	-	Périodicité des charges:	-	Ascenseur:	-
Piscine:	-	Nombre de lots:	-	Taxe foncière:	-
Parking:	-	Compléments de loyer:	-	NB de pièces:	-
NB de chambres:	-	Honoraire à la charge:	from the seller		

Les informations sur les risques auxquels ce bien est exposé sont disponibles sur le site Géorisques : [www.georisques.gouv.fr](http://www.georisques.gouv.fr)

## ENERGY PERFORMANCE DIAGNOSTIC

Diagnostic de performance énergétique (DPE) : A -2kWh/m<sup>2</sup>.year

Indice d'émission de gaz à effet de serre (GES) : A kg CO<sub>2</sub>/m<sup>2</sup>.an

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