COLDWELL BANKER
EUROPA REALTY

Apartment Bordeaux 102 m²



SALE PRICE : 549 000 €

EMAIL : IMMOBA@COLDWELLBANKER.FR

13 cours Tournon
France, 33000, Bordeaux

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DESCRIPTION

In the heart of Bordeaux's prestigious Golden Triangle, on the highly sought-after Cours de l'Intendance, Coldwell Banker Immoba Realty is delighted to present this spacious apartment, a truly private retreat nestled among the rooftops of Bordeaux.

Located on the fourth and top floor of a beautiful stone building with a lift, this charming property offers 102 sqm of official living space (Carrez law) and a total floor area of 177 sqm. Its generous proportions, abundant natural light and charming sloping ceilings create a warm and inviting atmosphere.

One of the property's most distinctive features is its unique U-shaped layout surrounding a magnificent 22 sqm south-facing rooftop terrace, completely secluded from view. A true haven of peace in the heart of the city, this rare outdoor space forms the centrepiece of the apartment.

The bright and welcoming living room, which also incorporates a dedicated home office area, opens directly onto the terrace through large glass doors. The fully fitted open-plan kitchen, complete with a spacious dining area, also enjoys direct access to this delightful outdoor retreat.

The sleeping accommodation comprises four bedrooms, two of which have been designed as independent studio-style spaces, while the other two each benefit from their own shower and washbasin.

The apartment is in good overall condition and has recently been repainted. Some cosmetic updates to the kitchen and shower rooms would further enhance its appeal and allow its full potential to be realised.

With its exceptional address, secluded sun-drenched terrace and versatile four-bedroom layout, this property offers a wealth of possibilities. It would make an ideal main residence, an elegant family pied-à-terre or an attractive rental investment.

A rare opportunity in the very heart of Bordeaux, where the timeless charm of historic rooftops meets the luxury of a private, sun-filled outdoor space, just moments from the city's finest boutiques, restaurants and cultural attractions.

Property Information

Carrez living area: 102 sqm

Total floor area: 177 sqm

Private terrace: 22 sqm, south-facing

Floor: Fourth and top floor, with lift

Co-ownership: 10 units

Service charges: €588 per quarter

No ongoing legal proceedings within the co-ownership

Heating: Individual electric heating

Energy Performance Certificate (DPE): D (216)

Greenhouse Gas Emissions (GES): D (8)

Estimated annual energy costs: Between €2,020 and €2,800

Sale price : 549 000 € (Agency fees due to the seller)
Information regarding the risks to which this property is exposed is available on the Géorisques website: www.georisques.gouv.fr.

For Further Information

Please contact Marie KHATCHIKIAN
Independent Sales Agent
RSAC 831 139 571
Professional Liability Insurance: AV042822

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FEATURES

Property type:	Apartment	Area:	102.0 m²	Elevator:	Oui
Number of rooms:	5 rooms	Number of bedrooms:	4 bedrooms		

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ENERGY PERFORMANCE DIAGNOSIS

Energy performance diagnosis (EPD): D 216

Greenhouse gas emissions (GHG) index: B 8

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