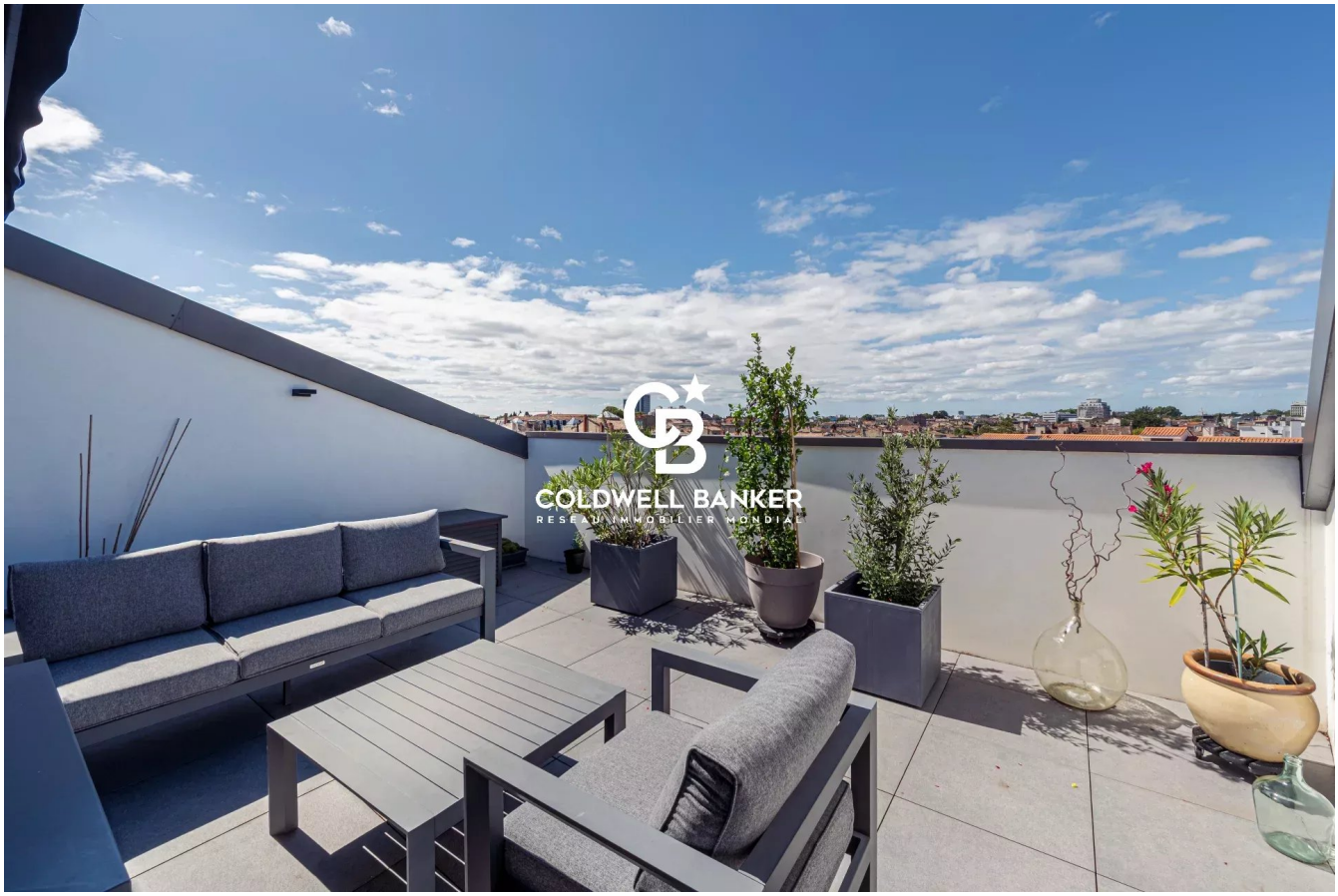
COLDWELL BANKER
EUROPA REALTY

Apartment Bordeaux 106 m²



SALE PRICE : 995 000 €

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13 cours Tournon
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DESCRIPTION

Coldwell Banker Immoba Realty Bordeaux is pleased to present this beautiful top-floor apartment, set within a sought-after modern residence in the heart of the highly desirable Jardin Public / Fondaudège neighborhood.
Flooded with natural light thanks to its large windows and top-floor position, the apartment offers a wonderful sense of space, with open views over the rooftops of Bordeaux. The living room opens onto a balcony of approximately 10 sqm, also accessible from the separate kitchen, creating a particularly pleasant outdoor space.
The well-designed and functional layout includes two bedrooms, a bathroom, a shower room, an office and a storage room, providing valuable additional space and excellent everyday comfort.
Another major feature is the superb 24 sqm terrace, a true extension of the apartment and a wonderful setting for enjoying sunny days and Bordeaux's mild climate.
The property stands out for its generous proportions, abundant natural light and well-balanced layout, perfectly suited to comfortable city-centre living. The residence also benefits from an elevator, providing valuable everyday convenience.
A rare apartment offering exceptional outdoor spaces, a top-floor position and a prime location — not to be missed.
Privately owned parking spaces within a secure private car park are also available as an option.
Energy Performance Rating (DPE): 126 (C)
Greenhouse Gas Emissions Rating (GES): 21 (C)
Estimated annual energy costs: between €1,350 and €1,910 per year
Condominium comprising 39 units (no ongoing legal proceedings)
Carrez Law surface area: 106.30 sqm
Service charges: €334/month

Property price: €995,000 including agency fees.
Agency fees payable by the buyer: €45,000 incl. VAT (4.7%), included in the advertised price.
Net seller price: €950,000.

Information on the risks to which this property is exposed is available on the Géorisques website.

For further information, please contact Aliona RAHACHOVA. Discover all our properties on Immoba.

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FEATURES

Property type:	Apartment	Area:	106.3 m²	Elevator:	Oui
Property tax:	€2.00	Number of rooms:	4 rooms		

Information on the risks to which this property is exposed is available on the Géorisques website: www.georisques.gouv.fr

ENERGY PERFORMANCE DIAGNOSIS

Energy performance diagnosis (EPD): C 126

Greenhouse gas emissions (GHG) index: C 21

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