COLDWELL BANKER
EUROPA REALTY

Apartment Bordeaux 134 m²



SALE PRICE : 995 000 €

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13 cours Tournon
France, 33000, Bordeaux

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immoba@coldwellbanker.fr

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DESCRIPTION

Just a short walk from Place Gambetta, Place Pey-Berland and Cours de l'Intendance, Coldwell Banker Bordeaux Tourny is pleased to present this beautiful 134 sqm apartment, located on the third floor of a 19th-century building with a lift.

Bright and spacious, with windows on both sides of the building, this apartment is in excellent condition and offers generous proportions and open views. The living area comprises a comfortable lounge overlooking the surrounding cityscape, a dining room and a semi-open kitchen. Together, these spaces create a welcoming and harmonious setting, equally suited to everyday living and entertaining.The balconies extend the living spaces outdoors, providing a pleasant connection to the outside in the very heart of Bordeaux.
Designed with everyday comfort in mind, the layout includes three bedrooms and two shower rooms. The apartment is equally well suited to family living or to buyers looking for a guest bedroom or a dedicated home office.
A separate laundry room, a particularly valuable feature in a city-centre apartment, adds further practicality.
A private cellar provides additional storage space.
The lift is another significant advantage in this historic building, combining the charm of traditional Bordeaux architecture with the convenience of modern living.
The location puts shops, restaurants, cultural attractions and public transport all within easy walking distance. The Grand Théâtre, the shopping streets of the historic centre and Bordeaux's iconic squares are all close by, making it easy to enjoy everything the city has to offer on foot. The nearby tram also provides convenient connections to Bordeaux's railway station and airport via Line F.

Bright, comfortable and ready to move into, this elegant apartment combines generous living spaces, character and an excellent quality of life in the heart of Bordeaux.

Energy Performance Rating (DPE) 124 (C)
Greenhouse Gas Emissions Rating (GES): 4 (A)
Estimated annual energy costs: 1580€ - 2200€/ year

Condominium: 6 units (no ongoing legal proceedings)
Carrez Law surface area: 134 sqm
Service charges: 317€/month
Agency fees payable by the seller.

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

For further information, please contact Aliona RAHACHOVA.

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FEATURES

Property type:	Apartment	Area:	134.0 m²	Elevator:	Oui
Number of rooms:	4 rooms	Number of bedrooms:	3 bedrooms		

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ENERGY PERFORMANCE DIAGNOSIS

Energy performance diagnosis (EPD): C 124

Greenhouse gas emissions (GHG) index: A 4

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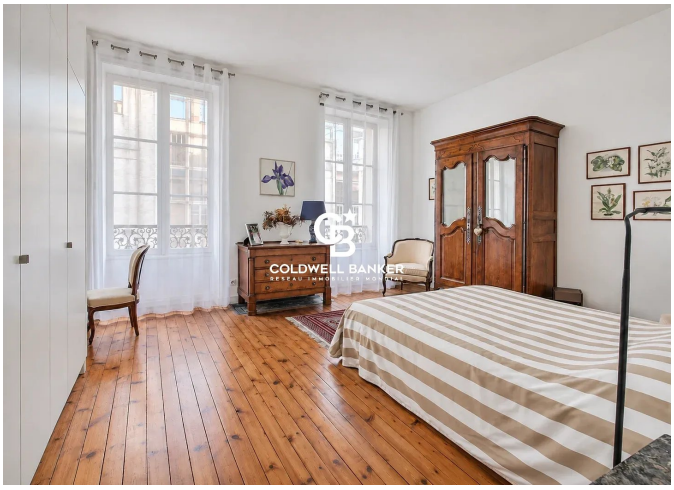





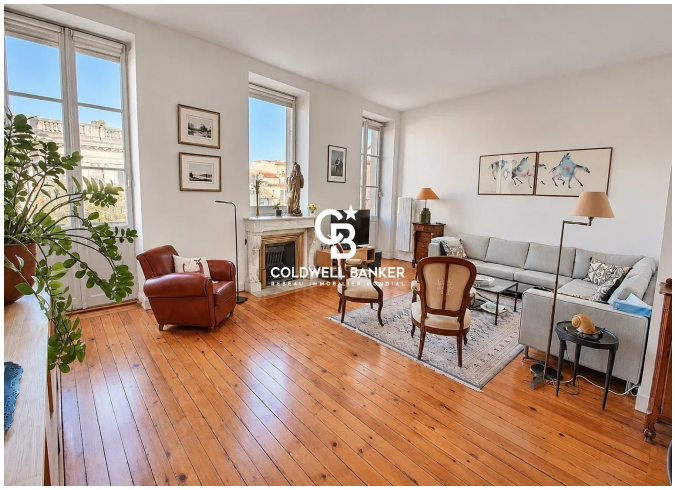

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