COLDWELL BANKER
EUROPA REALTY

Apartment Bordeaux 157 m²



SALE PRICE : 1 175 000 €

EMAIL : IMMOBA@COLDWELLBANKER.FR

EXCLUSIVITY

13 cours Tournon
France, 33000, Bordeaux

PHONE : +33557340139
immoba@coldwellbanker.fr

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DESCRIPTION

Just steps from the Jardin Public and Place Paul Doumer, Coldwell Banker Bordeaux Tourny invites you to discover an exceptional apartment where the charm of traditional Bordeaux architecture meets contemporary renovation of the highest standard.

Behind the remarkable façade of this 19th-century building lies an interior that has been completely redesigned by a Bordeaux-based architectural firm. Elegant lines, carefully selected materials and bespoke fittings reflect the attention paid to every detail. Beautifully highlighted exposed stone walls preserve the building's original character while blending harmoniously with the contemporary finishes.
The living areas stand out for their generous proportions and abundant natural light. With its impressive ceiling height, the living room offers a wonderful sense of space, enhanced by an interior design that makes the most of the natural light. The kitchen combines style and functionality, featuring seamlessly integrated appliances and carefully chosen materials.
The sleeping accommodation comprises four bedrooms, including a principal suite with its own dressing room and private shower room, providing a comfortable and peaceful retreat. Two additional shower rooms complete the layout, making the apartment particularly well suited to family living.
Beyond its aesthetic appeal, this apartment offers an exceptional level of everyday comfort. Fully air-conditioned and boasting an excellent energy performance rating (DPE B), it combines the character of a historic building with all the comforts of modern living.
A private, secluded terrace provides a pleasant outdoor space, while a private cellar offers valuable additional storage.
The location is another major advantage. Just a short walk from the Jardin Public, Place Paul Doumer, the shops and boutiques of the Chartrons district and the tramway, the apartment offers the opportunity to enjoy the very best of Bordeaux living, with all essential amenities within easy walking distance.

A distinctive apartment where beautifully preserved architectural character and an outstanding contemporary renovation come together to create an elegant, comfortable home that truly reflects the spirit of Bordeaux.

This property is being marketed confidentially. Photographs and further information are available upon request only

ENERGY PERFORMANCE AND PROPERTY INFORMATION
Energy Performance Certificate (EPC): 102 (B)
Greenhouse Gas Emissions (GHG): 3 (A)
Estimated annual energy costs: between €990 and €1,390.

Condominium comprising 3 units (no ongoing legal proceedings).
Carrez Law floor area: 156.24 sqm.
Annual condominium charges: €200.

Asking price: €1,175,000, including agency fees. Agency fees of €55,000 (including VAT), representing 4.9% of the net selling price, are payable by the buyer and included in the advertised price.
Net seller's price: €1,120,000.

Information about the risks to which this property is exposed is available at: www.georisques.gouv.fr
For further information or to arrange a private viewing, please contact Aliona RAHACHOVA.
Discover all our properties at www.immoba.fr.

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FEATURES

Property type:	Apartment	Area:	157.0 m²	Number of rooms:	5 rooms
Number of bedrooms:	4 bedrooms				

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): B 102

Greenhouse gas emissions (GHG) index: A 3

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