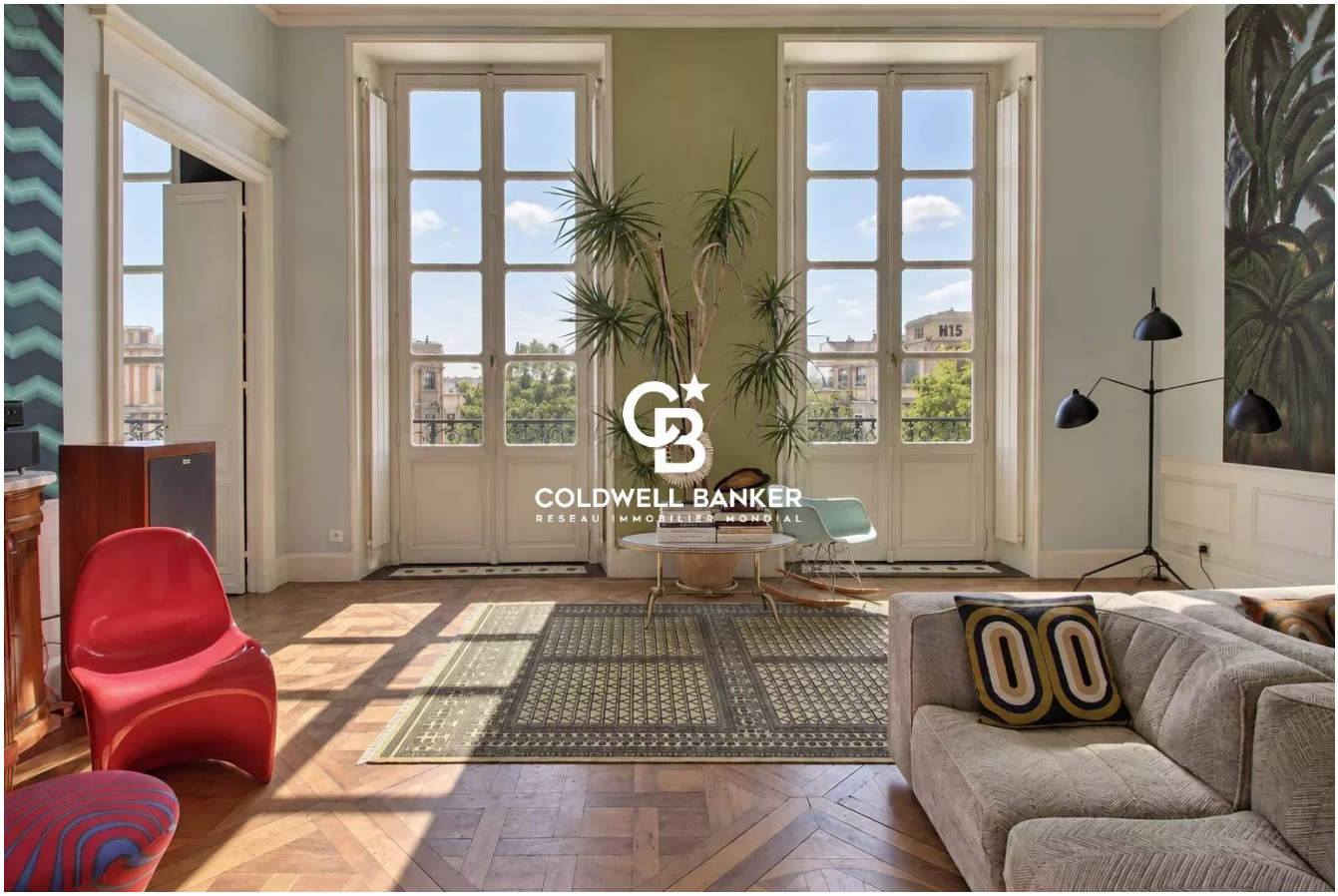
COLDWELL BANKER
EUROPA REALTY

Apartment Bordeaux 182 m²



SALE PRICE : 799 999 €

EMAIL : IMMOBA@COLDWELLBANKER.FR

EXCLUSIVITY

13 cours Tournon
France, 33000, Bordeaux

PHONE : +33557340139
immoba@coldwellbanker.fr

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DESCRIPTION

Coldwell Banker Immoba Realty, your real estate agency in Bordeaux, Le Bouscat and Caudéran, is delighted to present, exclusively, this superb apartment in the heart of one of Bordeaux's most iconic locations.

This elegant apartment of approximately 182 sqm occupies the prestigious first floor of a remarkable neoclassical building dating from the 1760s. A property full of character, combining period charm, generous proportions and magnificent views over the Garonne River.

From the moment you enter, the glass roof overlooking a vast inner courtyard sets the tone. The apartment has retained beautiful original features, including impressive ceiling heights and superb marquetry parquet flooring. The building's stone staircase further enhances the historic character of this exceptional property.

The centrepiece of the apartment, the living room stands out for its elegance, natural light and generous proportions. Facing the quays, it opens onto an approximately 8 sqm balcony offering unobstructed views over the Garonne River, with no overlooking neighbours. Large enough to accommodate a table for two, this outdoor space is the perfect place to fully appreciate the remarkable outlook.

A spacious eat-in kitchen extends the reception areas and provides a welcoming and convivial setting. Ideally positioned at the rear of the apartment, overlooking the inner courtyard, the sleeping area comprises two bedrooms, each with its own bathroom or shower room, one with a bathtub and the other with a shower. A separate laundry area completes the layout. A spacious and versatile office area can also be converted into a third bedroom, depending on individual needs.

The apartment's configuration naturally separates the living and reception spaces overlooking the Garonne from the more private areas facing the courtyard.

In addition, two private entrances provide extra everyday convenience and offer the possibility, if desired, of creating an independent section within the apartment.

The riverfront quays are directly outside the building, while the shops and restaurants of the Chartrons district are just 200 metres away. The tram stop, approximately 100 metres from the property, provides quick access to Bordeaux's Golden Triangle, which can also be reached in around 15 minutes on foot. Parking options are available in the immediate vicinity.

This character-filled apartment will appeal to lovers of history and fine period architecture seeking a prestigious Bordeaux address with privileged views over the Garonne River. A must-see property.

Exclusively listed by Coldwell Banker Immoba Realty.

Energy Performance Certificate (DPE): E (241)
Greenhouse Gas Emissions (GES): E (52)

Estimated annual energy costs: between €3,760 and €5,140 per year
Carrez Law surface area: 182 sqm
Individual gas heating
Co-ownership charges: €494 per quarter
26 units / No ongoing legal proceedings
Parking options available nearby.

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

For further information, please contact Marie KHATCHIKIAN
Independent Sales Agent
RSAC No. 831 139 571
Professional Liability Insurance: AV042822

Discover all our properties on the IMMOBA website.

Sale price: €898,000, including agency fees.
Agency fees payable by the seller.

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FEATURES

Property type:	Apartment	Area:	182.0 m²	Property tax:	€550.00
Number of rooms:	5 rooms	Number of bedrooms:	3 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): E 239

Greenhouse gas emissions (GHG) index: E 52

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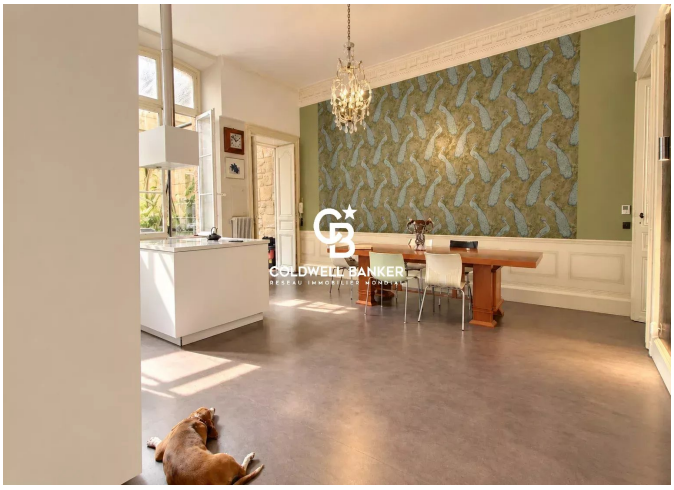





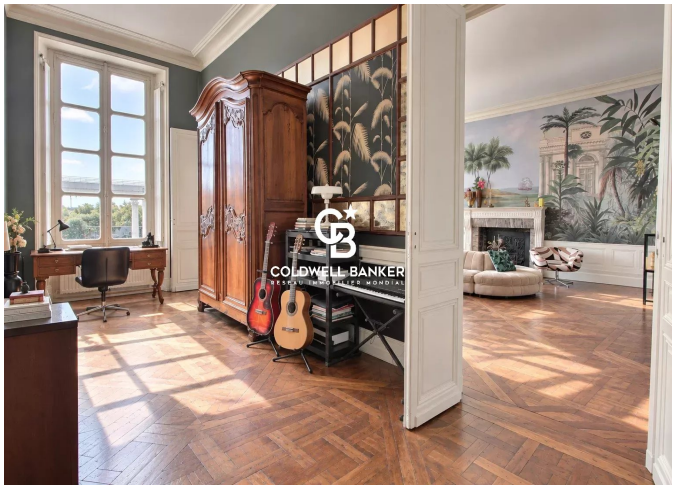



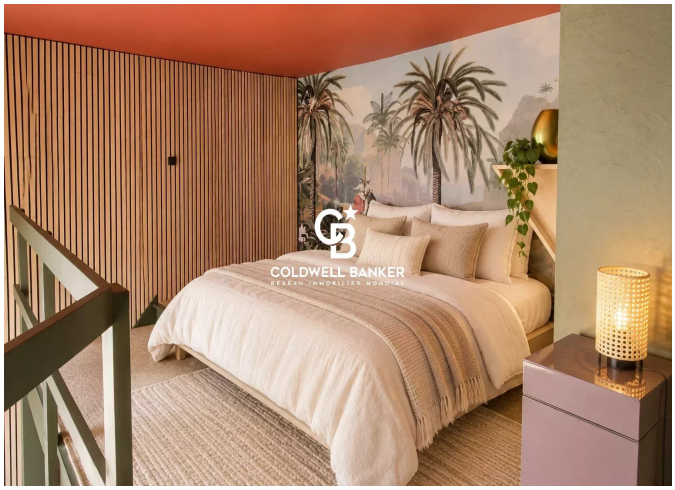

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