COLDWELL BANKER
EUROPA REALTY

Apartment Bordeaux 97 m²



SALE PRICE : 422 000 €

EMAIL : IMMOBA@COLDWELLBANKER.FR

EXCLUSIVITY

13 cours Tournon
France, 33000, Bordeaux

PHONE : +33557340139
immoba@coldwellbanker.fr

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DESCRIPTION

Coldwell Banker presents, in a contemporary 2024 residence that is quiet and secure, this elegant dual-aspect family apartment of approximately 97 m2 on the top floor, offering an exceptional view and high-quality finishes.

Located in a well-maintained residential environment, this apartment charms from the first moments with its brightness, generous proportions and privileged living setting. Its top-floor position, with elevator access, gives it a rare atmosphere, enhanced by magnificent views of the lake and superb sunsets.

The living area, bathed in light, is arranged around a warm and convivial space. It includes a fitted, eat-in, semi-open kitchen designed for sharing everyday moments with family or friends. The wood flooring adds a warm and elegant touch throughout.

Sleeping area: 4 bedrooms, perfectly suited to family life. The master suite benefits from its own shower room, while an additional bathroom completes the sleeping area.

Outside, a balcony and rooftop terrace pleasantly extend the living spaces and offer true places for contemplation, with open and exceptional views.

Designed to offer comfort, serenity and functionality, this apartment benefits from contemporary construction standards: high-performance thermal and acoustic insulation, modern equipment and careful finishes.

Two secure parking spaces complete this quality property.

The real plus: an apartment combining contemporary elegance, construction quality, brightness and an exceptional panorama, within a recent and secure residence.

More photos or information? Contact Ms Alexandra Arnaud.

Carrez: 96.57 m2
Charges: €200/month.
DPE A (in progress) GES A (in progress)
Estimated annual costs: between -€ and -€ per year.
Co-ownership of 41 lots in total (no ongoing proceedings).
Fees payable by the seller.
Check the risks to which this property is exposed at: www.georisques.gouv
Independent Commercial Agent

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FEATURES

Property type:	Apartment	Area:	97.0 m²	Elevator:	Oui
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): A 51

Greenhouse gas emissions (GHG) index: A 3

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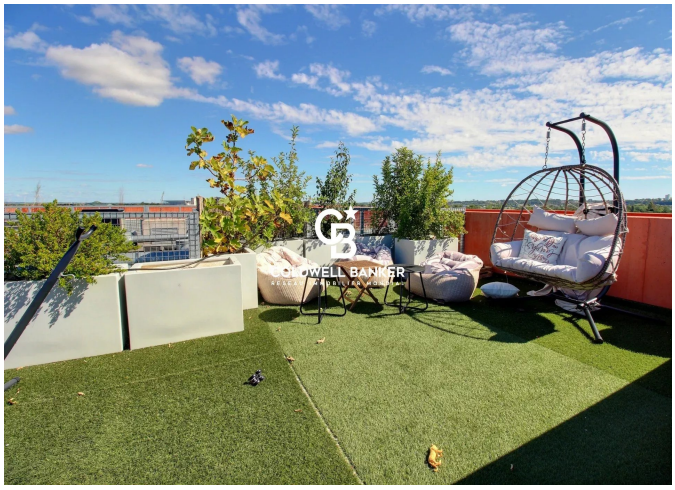



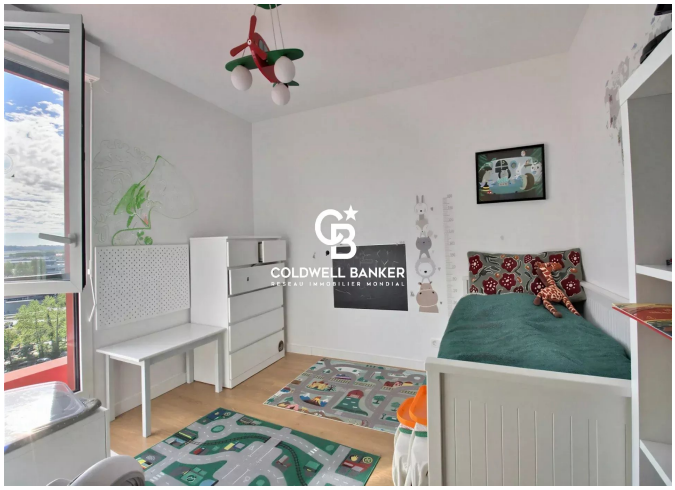

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