COLDWELL BANKER
EUROPA REALTY

Apartment Bordeaux 109 m²



SALE PRICE : 596 000 €

EMAIL : IMMOBA@COLDWELLBANKER.FR

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, is delighted to present this elegant ground-floor apartment located in one of the city's most sought-after areas, between Rue Fondaudège and the Jardin Public. A rare gem that combines comfort and exceptional quality of life.

From the moment you enter, you'll be charmed by the bright and spacious living/dining area that opens onto a stunning 35 m² private terrace, completely secluded from view—a true haven of peace in the heart of the city. This outdoor space is perfect for sunny lunches, relaxing afternoons, or hosting family and friends in a warm and welcoming setting.

The apartment also offers plenty of built-in storage (closets, dressing room, utility room), designed to simplify daily living and maximise every square metre.

Its single-level layout enhances both comfort and accessibility, making every space easy and pleasant to navigate.

A rare opportunity in an ideal location, offering both the energy of city living and the serenity of a private outdoor space.

Optional: Possibility to purchase a private parking space, not included in the listed price.

Energy performance: DPE D (204) / GES D (42)
Estimated annual energy costs: between €2,040 and €2,820
Carrez law surface: 109 m²
Co-ownership of 2 units – no ongoing legal proceedings
Annual charges: €247

Price: €596,000 HAI (including €26,000 in agency fees payable by the buyer, i.e. 4.5%)
Net seller price: €570,000

For more information, contact Aliona RAHACHOVA
Find all our listings on IMMOBA.

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FEATURES

Property type:	Apartment	Area:	109.0 m²	Property tax:	€1.00
Number of rooms:	3 rooms	Number of bedrooms:	2 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): D 204

Greenhouse gas emissions (GHG) index: D 42

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