COLDWELL BANKER
EUROPA REALTY

Apartment Bordeaux 110 m²



SALE PRICE : 910 000 €

EMAIL : IMMOBA@COLDWELLBANKER.FR

13 cours Tournon
France, 33000, Bordeaux

PHONE : +33557340139
immoba@coldwellbanker.fr

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DESCRIPTION

Coldwell Banker Immoba Realty Bordeaux is pleased to present this beautiful top-floor apartment, located in a prestigious residence with elevator access, just a few steps from the Jardin Public and Place Marie Brizard.

Set within one of Bordeaux's most sought-after neighborhoods, both lively and elegant, the property enjoys immediate proximity to the tramway with direct access to Gare de Bordeaux-Saint-Jean, as well as an excellent selection of local gourmet food shops including a fishmonger, cheese shop, delicatessens, and beloved neighborhood addresses.

All on one level, the apartment opens onto a pleasant private terrace of 17 sqm — a true extension of the living spaces and an invitation to enjoy the natural light throughout the day.

The layout is generous and thoughtfully designed, featuring a spacious light-filled living room with a fully equipped kitchen and high-quality appliances, a second lounge designed as a winter garden, two large bedrooms, an elegant shower room, and a pantry/storage room, always invaluable for everyday living.

A private underground parking space within the residence completes this property, offering highly sought-after amenities.

A warm and contemporary apartment where comfort, tranquility, and a prime location blend perfectly.

Energy rating (DPE): 92 (B)
Greenhouse gas emissions (GES): 9 (B)
Estimated annual energy costs: between €870 and €1,210 per year
Condominium comprising 39 units (no ongoing legal proceedings)
Carrez law surface area: 95 sqm
Monthly service charges: €211
Property price: €910,000 agency fees included.
Agency fees payable by the buyer: €40,000 incl. VAT (5%).
Net seller price: €870,000.

Information regarding potential risks to which this property is exposed is available at:
Géorisques
For further information, please contact Aliona Rahachova.
Discover all our properties at Immoba

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FEATURES

Property type:	Apartment	Area:	110.7 m²	Elevator:	Oui
Number of rooms:	4 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

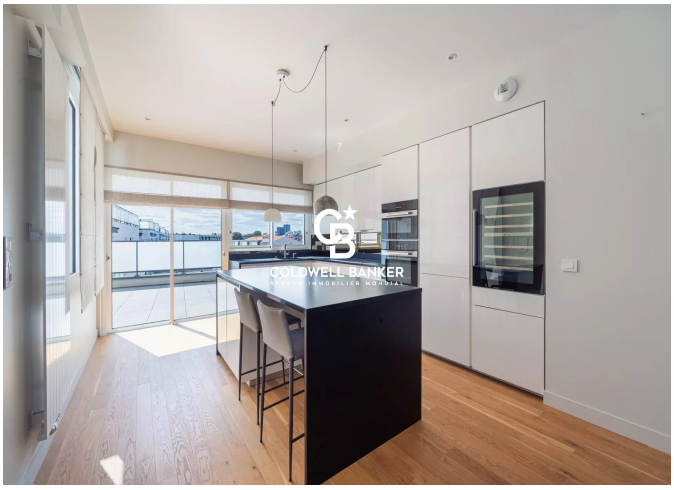
Energy performance diagnosis (EPD): B 92

Greenhouse gas emissions (GHG) index: B 9

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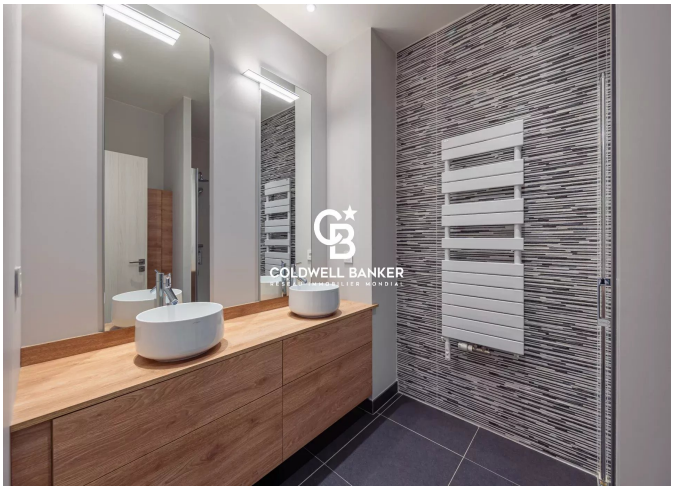
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