COLDWELL BANKER
EUROPA REALTY

Apartment Bordeaux 113 m²



SALE PRICE : 575 000 €

EMAIL : IMMOBA@COLDWELLBANKER.FR

EXCLUSIVITY

13 cours Tournon
France, 33000, Bordeaux

PHONE : +33557340139
immoba@coldwellbanker.fr

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DESCRIPTION

Coldwell Banker is delighted to exclusively present this superb apartment, ideally located in the Chartrons district, with all amenities at the doorstep of its elegant building.

Enjoy an exceptional, panoramic, and unobstructed view of the Garonne, where you can peacefully watch the boats as they arrive—an ever-changing landscape that invites contemplation.

Situated on the 3rd floor with elevator access, this light-filled, cross-through apartment offers a serene and welcoming atmosphere where generous volumes and quality finishes come together beautifully.

It features:
– A spacious entrance
– A bright and airy living room of over 55 m²
– Three bedrooms
– One bathroom
– Air conditioning
– Utility/laundry space
– Ample storage throughout

The property also includes two parking spaces, one of which is full private ownership, and a cellar.

A rare opportunity in one of Bordeaux's most iconic and vibrant neighbourhoods.

Carrez law surface: 112.13 m² (total floor area: 115.12 m²)
Co-ownership of 10 lots – no ongoing proceedings
Annual charges: €2,300

Energy performance: DPE B (93) / GES A (2)
Estimated annual energy costs: between €840 and €1,190
Agency fees paid by the seller

Contact: Mme Alexandra ARNAUD
Independent Sales Agent
RSAC: 880 872 122 / RCP: 127 100 479

Risk information available at: www.georisques.gouv.fr

Find all our listings on IMMOBA.

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FEATURES

Property type:	Apartment	Area:	113.0 m²	Elevator:	Oui
Number of rooms:	4 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): B 93

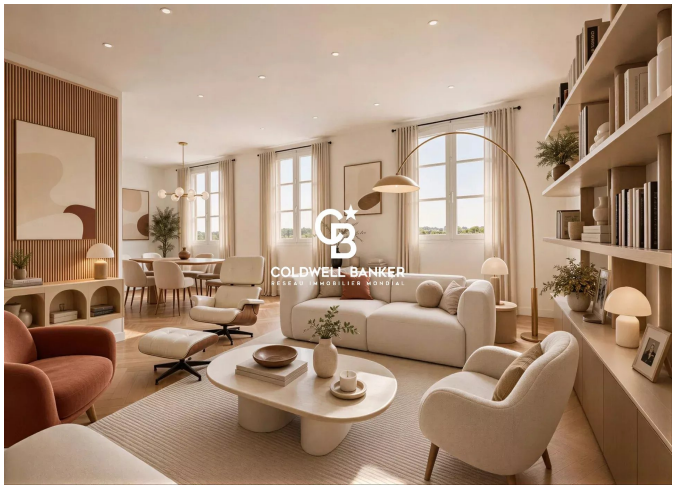
Greenhouse gas emissions (GHG) index: A 2

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