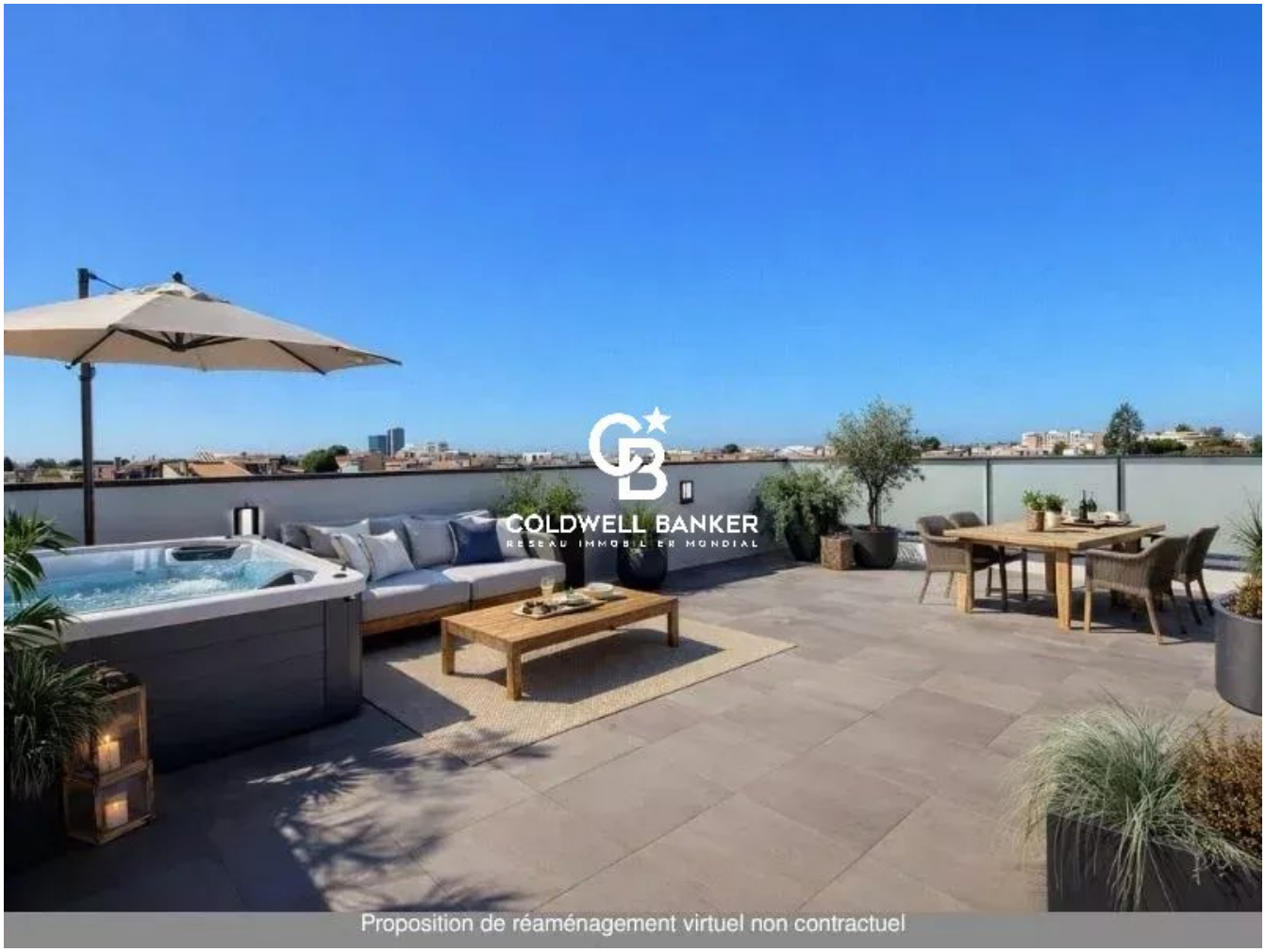
COLDWELL BANKER
EUROPA REALTY

Apartment Bordeaux 122 m²




SALE PRICE : 1 260 000 €

EMAIL : IMMOBA@COLDWELLBANKER.FR

13 cours Tournon
France, 33000, Bordeaux

PHONE : +33557340139
immoba@coldwellbanker.fr

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## DESCRIPTION

Coldwell Banker Immoba Realty is pleased to present this property, ideally located in one of Bordeaux's most sought-after districts, between Fondaudège and Jardin Public.
This is a rare apartment, nestled on the top floor of a high-end residence built in 2021.

Entirely on one level, it immediately charms with its exceptional brightness and perfectly designed layout. The spaces are harmonious, the finishes refined, and the atmosphere both elegant and serene.

Its true privilege lies in the two terraces: one extending seamlessly from the living area, and the second — an impressive 87 m² rooftop terrace — offering breathtaking panoramic views over Bordeaux.
A unique outdoor space, ideal for entertaining, relaxing, or simply enjoying the beauty of the cityscape.

The apartment also includes two private parking spaces and benefits from the convenience of an elevator — a rare comfort for a top-floor property.

This exceptional residence will appeal both to those seeking a refined pied-à-terre in the heart of Bordeaux and to those wishing to enjoy year-round living in a calm, central, and perfectly connected environment.

Energy performance rating: DPE 69 (B) / GHG emissions: 10 (B)
Estimated annual energy costs: between €937 and €1,267 per year
Co-ownership: 39 lots (No ongoing legal proceedings)
Carrez Law surface area: 122.36 m²
Condominium fees: €490.45 per quarter

Asking price: €1,260,000 (agency fees included)
Agency fees of €60,000 including VAT (5%) are payable by the buyer, bringing the net seller's price to €1,200,000.

For more information, please contact Aliona RAHACHOVA.
Find all our listings on www.immoba.fr

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## FEATURES

| | | | | | |
|---|---|---|---|---|---|
| Property type: | Apartment | Area: | 122.36 m² | Elevator: | Oui |
| Property tax: | €1.00 | 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): A 69

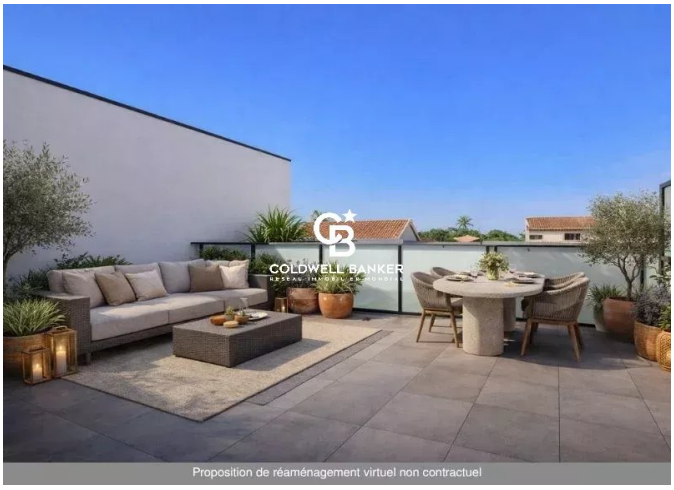
Greenhouse gas emissions (GHG) index: B 10

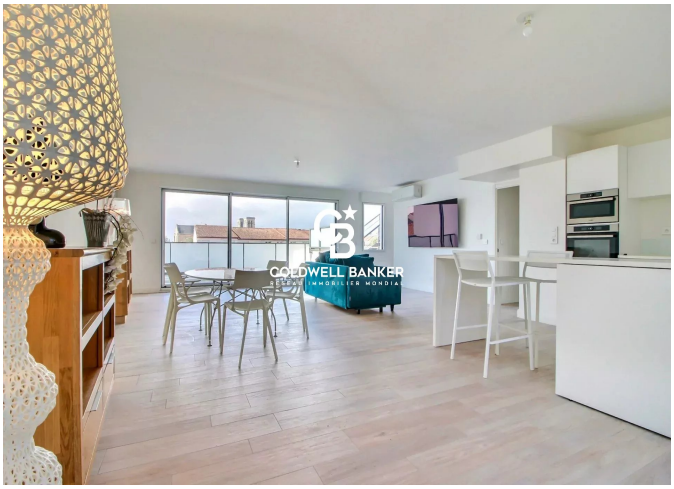
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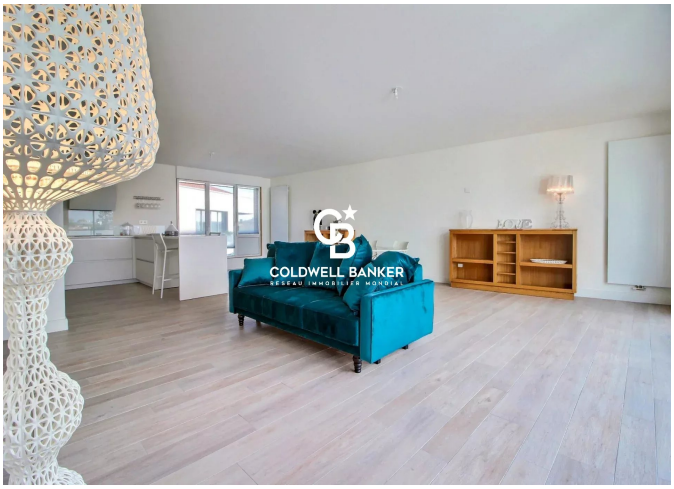
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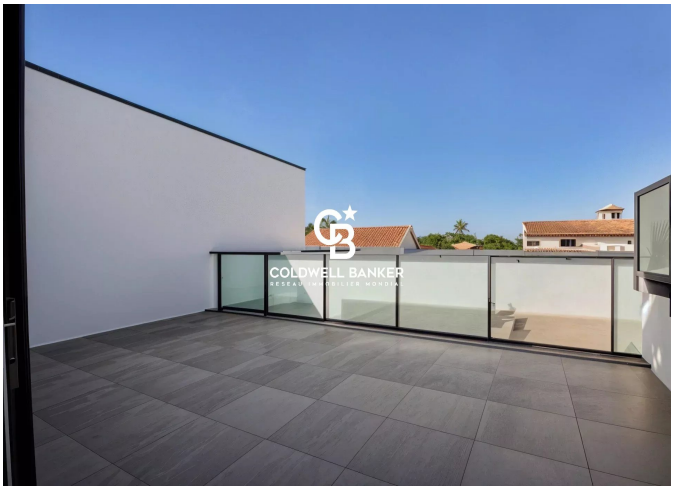










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