COLDWELL BANKER
EUROPA REALTY

Apartment Bordeaux 130 m²



SALE PRICE : 700 000 €

EMAIL : IMMOBA@COLDWELLBANKER.FR

13 cours Tournon
France, 33000, Bordeaux

PHONE : +33557340139
immoba@coldwellbanker.fr

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DESCRIPTION

We offer for sale this superb family stone house ideally located a few steps from La Barrière du Médoc, its shops, the tram and close to renowned schools.

An absolute must-see, this home will charm you from the moment you enter with its cement tiles, stone staircase and high ceilings. Elegance and conviviality come together here to create a unique place that will win you over.

The family will enjoy a lovely through living room, with a bright, warm sitting area featuring wooden floors and a fireplace, as well as a fitted eat-in kitchen that is functional and ergonomic. The outdoor space is sunny, fully terraced, enjoys complete tranquility and will allow you to enjoy lunches in the sun.

Sleeping area: 4 good-size bedrooms each with their own shower room, including a pretty master bedroom with a dressing room and a comfortable bathroom. Each family member will appreciate their privacy in this well-thought-out home.

A practical house thanks to its laundry room, pantry, abundant storage, wine cellar and even a workshop/bonus space that can be transformed to suit your desires.

The real plus: a large garage allowing parking for one vehicle as well as several two-wheelers completes this quality property.

Light-filled interiors, preserved period features and generous volumes thanks to the high ceilings — here you will find everything to delight aesthetes.

Photos and full file available on request.

DPE D(222) GES D(48). Estimated energy consumption €- / year.
Fees payable by the seller.
Check the risks to which this property is exposed at: www.georisques.gouv
Independent Commercial Agent
RSAC: 880872122 / RCP: 127100479
All our properties on Immoba.

A visit or information? Contact Mrs. Alexandra ARNAUD.

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FEATURES

Property type:	Apartment	Area:	130.0 m²	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): D 222

Greenhouse gas emissions (GHG) index: D 48

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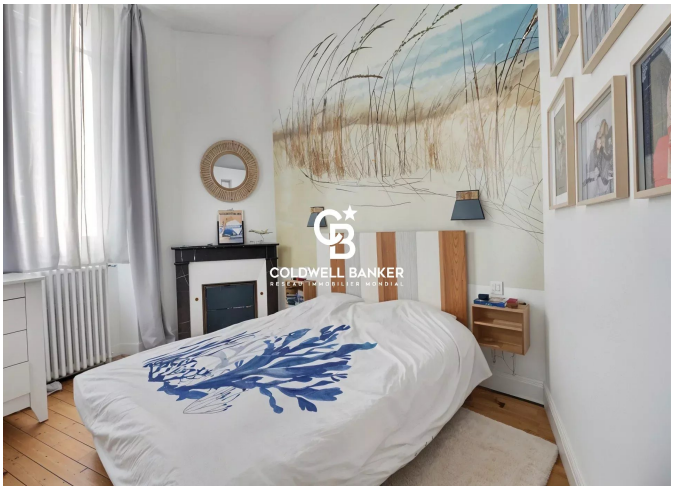
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