COLDWELL BANKER
EUROPA REALTY

Apartment Bordeaux 155 m²



SALE PRICE : 1 680 000 €

EMAIL : IMMOBA@COLDWELLBANKER.FR

13 cours Tournon
France, 33000, Bordeaux

PHONE : +33557340139
immoba@coldwellbanker.fr

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DESCRIPTION

Guaranteed coup de cœur for this magnificent apartment nestled on the top floor with elevator of an exceptional 18th-century private mansion in the very heart of Bordeaux.
Completely renovated with exceptional care, it combines preserved period features (moldings, parquet floors, high ceilings) with modern comfort (air conditioning, high-end finishes). A truly unique residence, offering both elegance and absolute tranquility in the city center.

The apartment opens onto a splendid 70 sq.m. living room, bathed in natural light, with a refined Italian open kitchen.
The night area offers three comfortable bedrooms, as well as a second living room on the mezzanine, ideal for a study, home cinema, or relaxation space to suit your lifestyle.

An outstanding property in perfect condition, ready to welcome its new owners – a rare opportunity not to be missed!

(Please note that a parking space can be purchased as an additional option)

Energy performance: DPE C (145) / GES C (29)
Estimated annual energy costs: €1,480 – €2,010
Condominium: 9 units – No ongoing proceedings
Service charges: €1,596/year

Asking price: €1,680,000 including agency fees, with €80,000 incl. VAT (5%) paid by the buyer, net seller price: €1,600,000.

For further details, please contact:
Laura FORNES– Independent Sales Agent
RSAC 522410877 – RCP 62571004

Discover all our listings at IMMOBA.fr
More information on potential risks: www.georisques.gouv

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FEATURES

Property type:	Apartment	Area:	155.0 m²	Elevator:	Oui
Number of rooms:	5 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): C 145

Greenhouse gas emissions (GHG) index: C 29

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