COLDWELL BANKER
EUROPA REALTY

Apartment Bordeaux 95 m²



SALE PRICE : 580 000 €

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13 cours Tournon
France, 33000, Bordeaux

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immoba@coldwellbanker.fr

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DESCRIPTION

Facing the Botanical Garden, in one of the most sought-after locations of Bordeaux Bastide, this apartment of approximately 100 m² offers a rare lifestyle, enhanced by a spectacular landscaped terrace of 110 m², a true hanging garden in the heart of the city.

Within a quality residence built in 2007, this singular property, the most spacious in the co-ownership, charms with its contemporary elegance, brightness and decidedly warm atmosphere.

From the entrance, the living space flows naturally around a beautiful reception room bathed in light. The living room, refined and welcoming, opens onto an elegant veranda of about 20 m², laid out as a genuine living space, offering a harmonious transition between interior and exterior and a privileged outlook over the landscaped terrace.

Conceived as a natural extension of the apartment, this 110 m² terrace composes an exceptional, intimate and sheltered setting. Structured into several living areas, it accommodates a summer lounge, a sheltered dining area, a relaxation corner and carefully staged planting, creating a rare setting in Bordeaux, suited both to entertaining and to quietude.

The apartment also includes an independent, elegant and perfectly functional kitchen, two comfortable bedrooms, a shower room and a separate toilet.

Altogether it forms a discreet address where serenity, comfort and a refined way of life come together, just a few steps from shops, the tram and the quays of the Garonne.

A closed garage with a mezzanine as well as a private parking space complete this rare property on the Bordeaux market.

A unique property aimed at a clientele seeking an exclusive place to live, where urban elegance meets the privilege of an absolutely exceptional outdoor space.

DPE 104 (B) GES 4 (A)
Estimated annual energy costs for the property between €1,000 and €1,410 per year
Co-ownership of 88 private apartment units (No ongoing proceedings)
Loi Carrez: 95.72 m²
Charges: €170/month
Price: €580,000 HAI; agency fees payable by the buyer of €25,000 incl. VAT, i.e. 4,5 %, are included; net seller price is €555,000.
Check the risks to which this property is exposed at: www.georisques.gouv

For more information, contact Laura FORNES
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Find all our properties at 33000immoba.fr
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FEATURES

Property type:	Apartment	Area:	95.72 m²	Property tax:	€2.00
Number of rooms:	3 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 109

Greenhouse gas emissions (GHG) index: A 4

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