

Appartement Bordeaux 100 m²



PRIX DE VENTE : 550 000 €

EMAIL : IMMOBA@COLDWELLBANKER.FR

DESCRIPTION

In one of Bordeaux's most sought-after neighbourhoods, just steps from the Saint-Seurin Basilica and nestled in a peaceful side street, Coldwell Banker Bordeaux Tourny presents this beautiful stone townhouse, instantly appealing thanks to its elegant façade.

With a surface area of approximately 100 m², this rare family property offers a well-balanced layout with four bedrooms, a study, a bathroom, an additional washroom, and generous living spaces.

The living room is a true haven, offering a warm atmosphere and charming period features: elegant parquet flooring, fireplace, and ornate cornices.

In the basement, a spacious double cellar provides excellent potential for conversion—ideal for a home cinema, playroom, or storage.

This property is a unique opportunity for a family looking to settle in a vibrant, central neighbourhood with all amenities, shops, and schools just a short walk away.

A rare offering in this prime location, with a generous number of bedrooms.

Energy performance: DPE D (228) / GES D (49)

Estimated annual energy costs: between €2,020 and €2,790

Fees paid by the seller

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

For more information, contact Aliona RAHACHOVA

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CARACTÉRISTIQUES

Type de bien :	Appartement	Surface :	100.0 m ²	NB de pièces :	6 rooms
NB de chambres :	4 bedrooms				

Les informations sur les risques auxquels ce bien est exposé sont disponibles sur le site Géorisques : www.georisques.gouv.fr

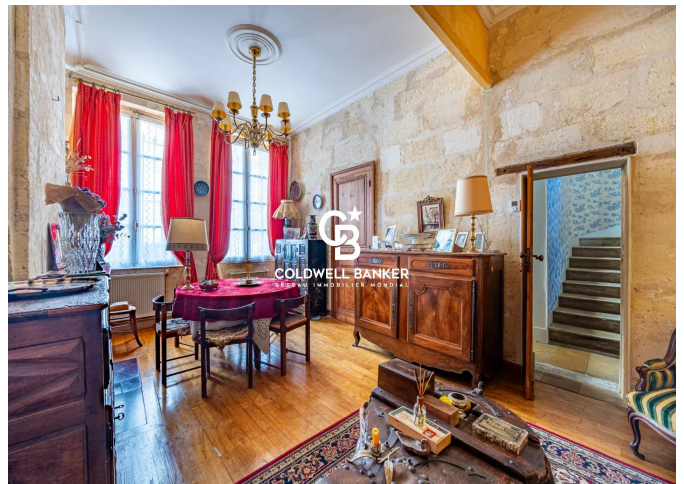
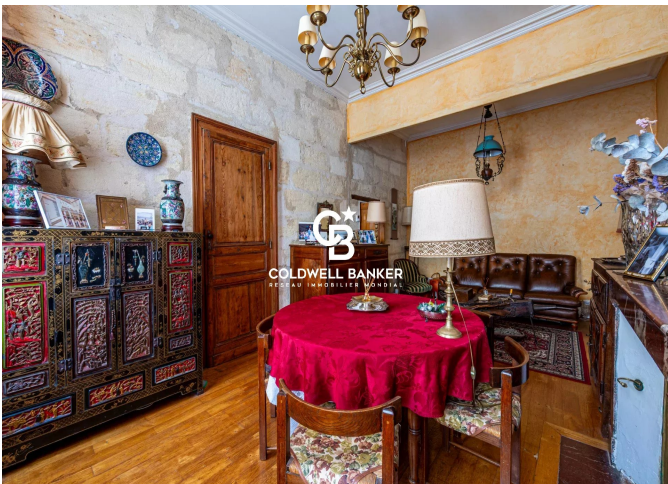
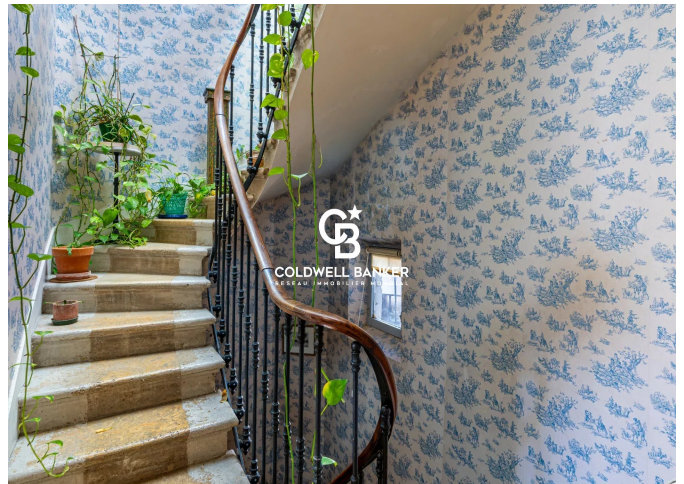
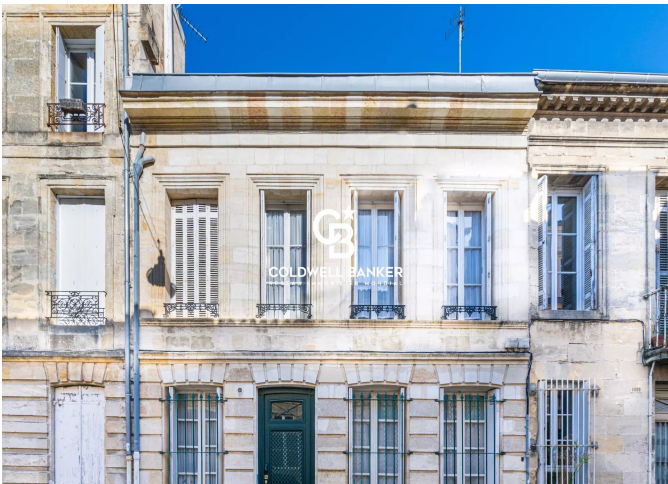
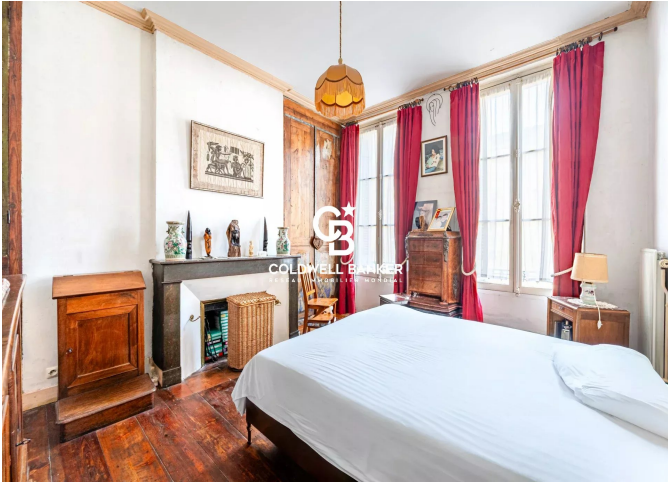
DIAGNOSTIC DE PERFORMANCE ÉNERGÉTIQUE

Diagnostic de performance énergétique (DPE) : D 228

Indice d'émission de gaz à effet de serre (GES) : D 49



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