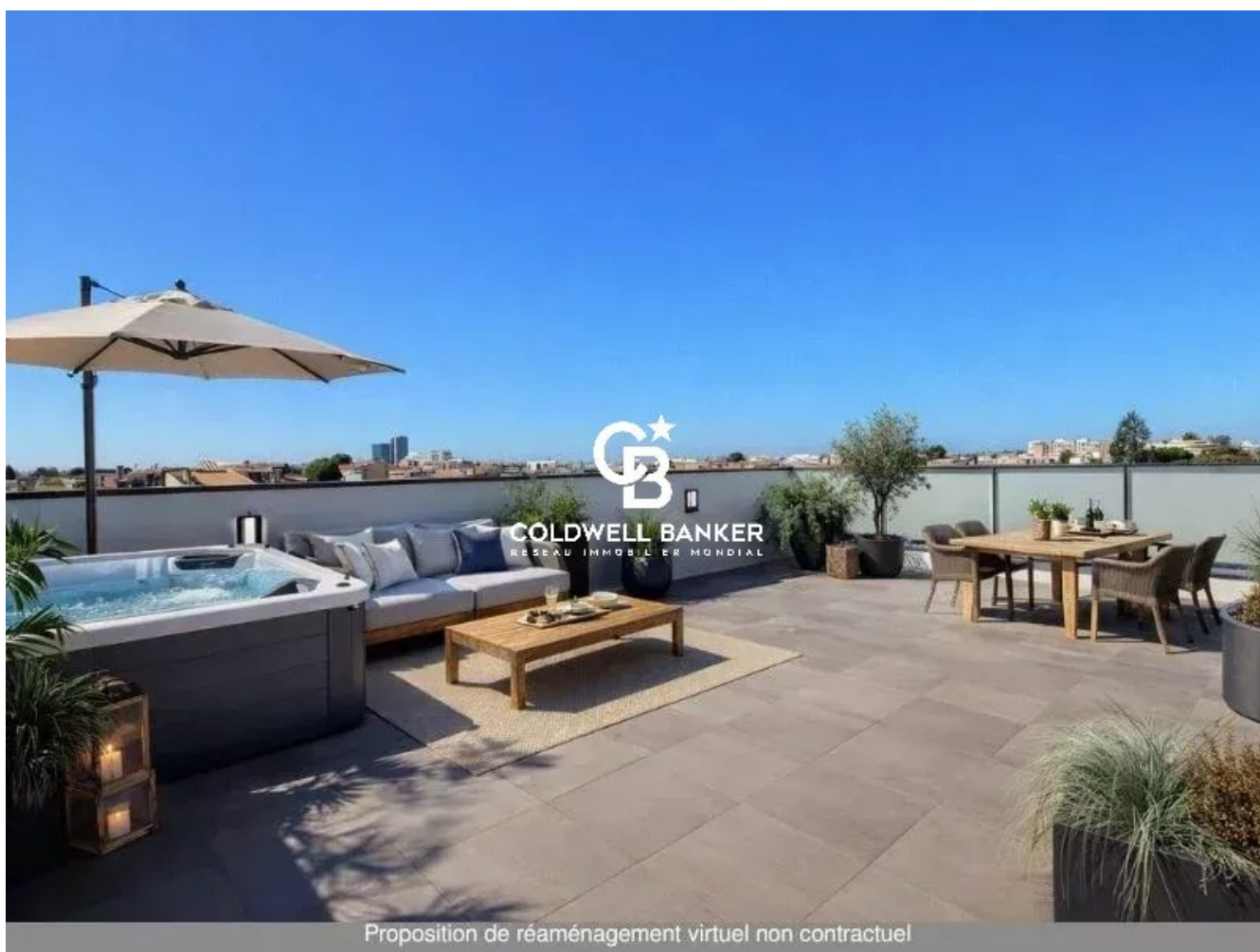


Appartement Bordeaux 122 m<sup>2</sup>

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PRIX DE VENTE : 1 260 000 €

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EMAIL : [IMMOBA@COLDWELLBANKER.FR](mailto:IMMOBA@COLDWELLBANKER.FR)

## 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 m<sup>2</sup> 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 m<sup>2</sup>

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](http://www.immoba.fr)

## CARACTÉRISTIQUES

Type de bien :	Appartement	Surface :	122.36 m <sup>2</sup>	Ascenseur :	Oui
Taxe foncière :	€1.00	NB de pièces :	4 rooms	NB de chambres :	2 bedrooms

Les informations sur les risques auxquels ce bien est exposé sont disponibles sur le site Géorisques : [www.georisques.gouv.fr](http://www.georisques.gouv.fr)

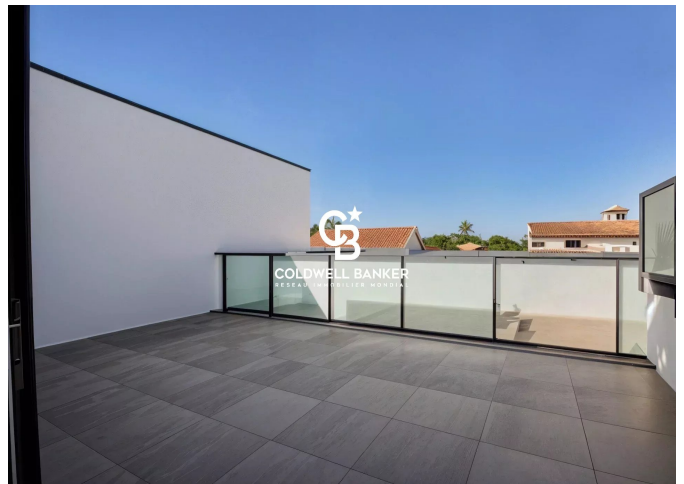
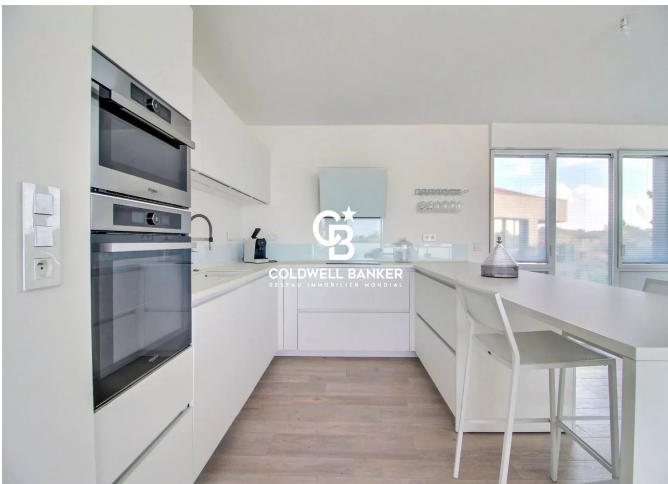
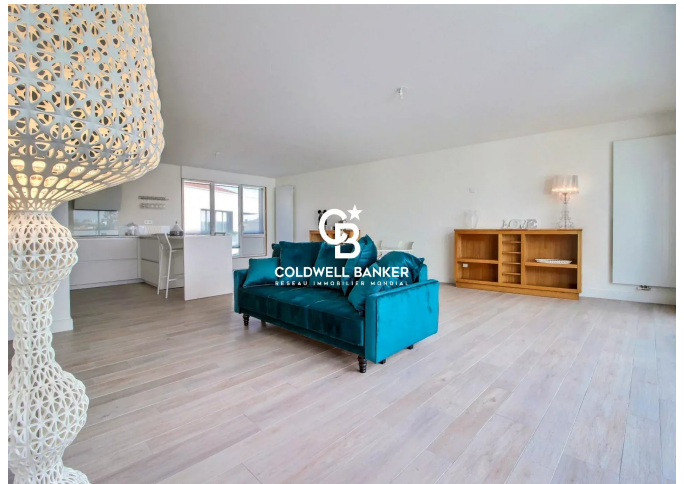
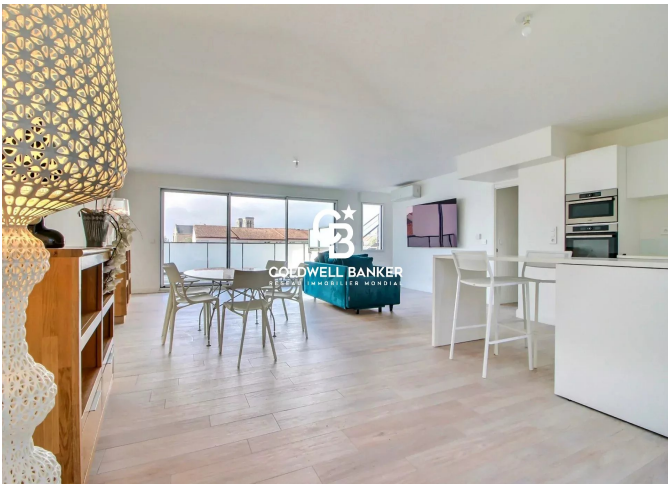
## DIAGNOSTIC DE PERFORMANCE ÉNERGÉTIQUE

Diagnostic de performance énergétique (DPE) : A 69

Indice d'émission de gaz à effet de serre (GES) : B 10



**COLDWELL BANKER**  
**EUROPA REALTY**



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