

Appartement Bordeaux 155 m²



PRIX DE VENTE : 1 680 000 €

EMAIL : IMMOBA@COLDWELLBANKER.FR

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:

Vincent Macary (EI) – Independent Sales Agent

RSAC 909 975 096 – RCP 127100479

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More information on potential risks: www.georisques.gouv.fr

CARACTÉRISTIQUES

Type de bien :	Appartement	Surface :	155.0 m ²	Ascenseur :	Oui
NB de pièces :	5 rooms	NB de chambres :	3 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) : C 145

Indice d'émission de gaz à effet de serre (GES) : C 29

