

Appartement Bordeaux 385 m²



PRIX DE VENTE : 1 875 000 €

EMAIL : IMMOBA@COLDWELLBANKER.FR

DESCRIPTION

In the heart of the highly sought-after Chartrons district and completely private, discover this spectacular loft presented by Coldwell Banker Immoba Realty, offering rare volumes and a decidedly contemporary architectural style.

From the moment you step inside, the impact is striking: a magnificent living area of nearly 200 sqm, bathed in natural light thanks to two terraces, one of which features a retractable glass roof, creating an unparalleled sense of space and freedom. A truly unique setting, designed for entertaining, sharing, and vibrant living.

The sleeping quarters comprise four genuine master suites, each with its own private shower room or bathroom, ensuring comfort, privacy, and elegance, as well as a dedicated office space.

Finally, a large garage accommodates several vehicles — a rare privilege in this prime location.

An extraordinary property for discerning clients seeking something exceptional, combining modernity, industrial flair, and understated luxury, in one of Bordeaux's most emblematic neighborhoods, just steps from the tramway, shops, the Jardin Public, and the finest addresses in the Chartrons area.

Energy rating: D (190)

GHG emissions: D (39)

Estimated annual energy costs: €4,290–€5,880

Condominium of 17 lots (no ongoing legal proceedings).

Monthly charges: €480

Carrez Law surface area: 385 sqm (total floor area: 537 sqm).

Sale price: €1,875,000 including agency fees, with agency fees of €75,000 incl. VAT (4.1%) payable by the buyer. Net seller price: €1,800,000.

Information regarding potential risks to which this property is exposed is available at:
www.georisques.gouv

For further information, please contact Vincent MACARY

Independent Sales Agent

RSAC 909 975 096

Professional liability insurance: 127100479

Discover all our properties on IMMOBA.

13 cours Tournon
France, 33000, Bordeaux



TÉL : +33557340139
immoba@coldwellbanker.fr

CARACTÉRISTIQUES

Type de bien :	Appartement	Surface :	385.0 m ²	Ascenseur :	Oui
Taxe foncière :	€4.00	NB de pièces :	6 rooms		

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

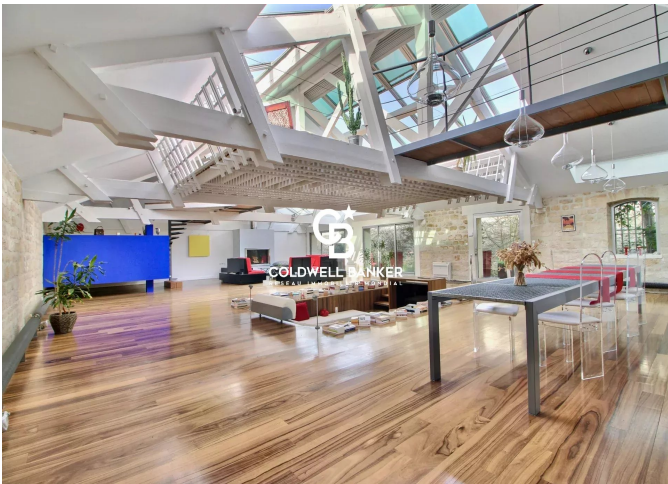
DIAGNOSTIC DE PERFORMANCE ÉNERGÉTIQUE

Diagnostic de performance énergétique (DPE) : D 187

Indice d'émission de gaz à effet de serre (GES) : D 39



COLDWELL BANKER
EUROPA REALTY



13 cours Tournon
France, 33000, Bordeaux



TÉL : +33557340139
immoba@coldwellbanker.fr