COLDWELL BANKER
EUROPA REALTY

Building Bordeaux 535 m²



SALE PRICE : 3 500 000 €

EMAIL : IMMOBA@COLDWELLBANKER.FR

13 cours Tournon
France, 33000, Bordeaux

PHONE : +33557340139
immoba@coldwellbanker.fr

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DESCRIPTION

Coldwell Banker Bordeaux presents An iconic address, Timeless elegance, A rare heritage in the heart of Bordeaux.

A few steps from the prestigious Place Tourny, within one of Bordeaux's most sought-after locations, stands an elegant stone building, fully renovated, combining the charm of Bordeaux architecture with the comfort of high-quality renovation.

Rare for its address, remarkable for its layout, this property complex represents a true heritage opportunity, offering outstanding versatility of use and multiple development prospects.

Built over several levels, the building currently houses commercial and professional spaces as well as a portion used for residential purposes, allowing for various projects in a particularly privileged setting.

The ground floor accommodates a large space dedicated to commercial and professional activity, benefiting from excellent visibility. The first floor offers office spaces.

The second floor reveals a pleasant apartment with a balcony, comprising a living room with open-plan kitchen, a bedroom, a dressing room, a shower room and a laundry room.

The upper levels harmoniously complete this ensemble: the third floor with balcony has five rooms, a kitchenette, a shower room and toilets. Finally, the top floor offers 2 rooms, a toilet and a shower room, allowing multiple possibilities for layout and value enhancement.

An exceptional location, a complete renovation and a singular configuration** give this building a dimension particularly sought after on the Bordeaux real estate market.

Headquarters, office location, commercial activity, mixed-use project or heritage investment: this property lends itself to different strategies of operation and enhancement, in the heart of a district whose prestige and attractiveness are well established.

This is a confidential and particularly rare opportunity, aimed at buyers seeking a top-tier address, characterful heritage and a high-potential real estate asset in the heart of Bordeaux's Golden Triangle.

Energy Performance Certificate: C (179) A (5)
Estimated annual costs: between €4,040–€5,530
Agency fees payable by the buyer: 4%
(Price of the property: €3,500,000 including agency fees (HAI); the agency fees payable by the buyer €135,000 including VAT, i.e. 4%, are included; the seller's net price is €3,365,000).
Check the risks to which this property is exposed at: www.georisques.gouv

Contact: Marie-Lucie Chanraud
Independent sales agent
RSAC: 878552314
RCP: 12710419

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FEATURES

Property type:	Building	Area:	535.0 m²	Property tax:	€10.00
Number of rooms:	12 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): C 179

Greenhouse gas emissions (GHG) index: A 5

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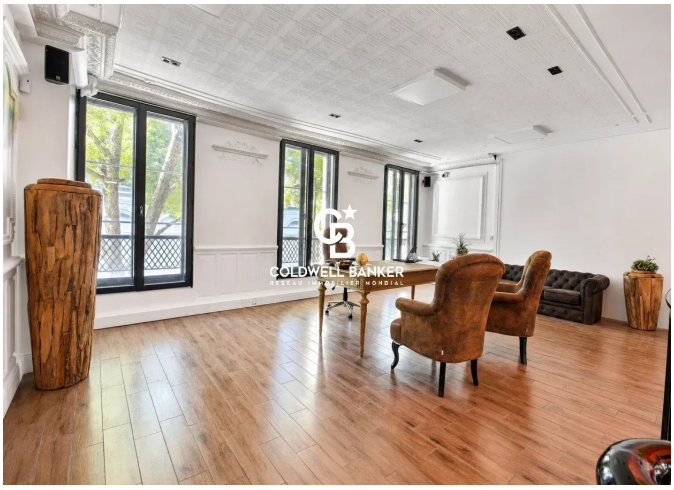





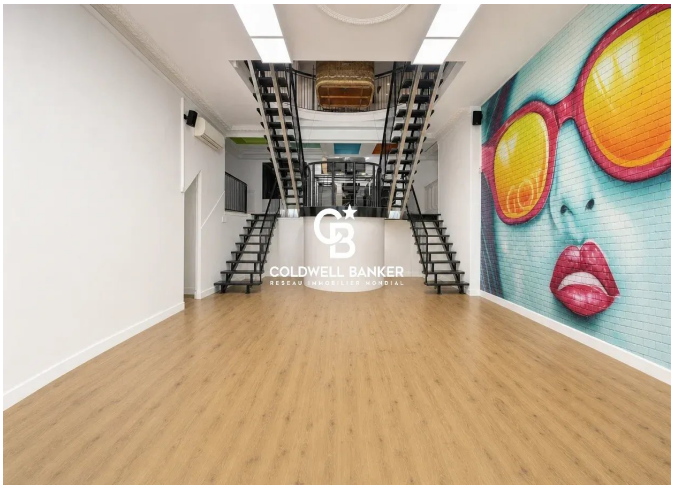





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