COLDWELL BANKER
EUROPA REALTY

House Bordeaux 132 m²



SALE PRICE : 687 000 €

EMAIL : IMMOBA@COLDWELLBANKER.FR

13 cours Tournon
France, 33000, Bordeaux

PHONE : +33557340139
immoba@coldwellbanker.fr

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DESCRIPTION

In the heart of the highly sought-after Caudéran district, in a privileged residential setting, this elegant family house of approximately 130 m² unfolds all its charm on a superb landscaped plot of more than 630 m², sheltered from view, with no overlooking neighbours or noise nuisance. A rare property where absolute calm, light and a gentle way of life prevail.

From the entrance, the house charms with its warm atmosphere and abundant natural light. The light-filled conservatory hosts a pleasant dining area opening onto the garden.

Beyond it, the living room reveals a warm, bright living space enhanced by a working fireplace.

The separate kitchen has a utility room and can be opened onto the living room according to preference.

The ground floor also houses two comfortable bedrooms with built-in storage, a bathroom with a double basin and a separate toilet.

On the first floor, the landing serves a bedroom, an office, a second bathroom and plenty of under-eaves storage.

Outside, the property offers a rare, intimate setting. At the front, an elegant salt-water pool sits harmoniously within a carefully maintained landscaped garden, accompanied by a lovely terrace ideal for relaxing. At the rear, a second south-facing terrace completes the ensemble.

A large garage, a partially underground wine cellar and an automatic irrigation system complete the features of this distinctive property.

A discreet address, a privileged environment and a lifestyle resolutely focused on comfort, light and serenity.

Up to four vehicles can be parked on the plot.

DPE 110 (C) and GES 1" (C)
Estimated annual energy costs: 1480 € and 2070 € /year

Fees payable by the buyer
(Property price: €687,000 HAI, the agency fees payable by the buyer €27,000 incl. tax, i.e. 4.09%, are included, the net seller price is €687,000)

For more information please contact Laura FORNES
Sales agent RSAC 522410877 - RCP 62571004
Find all listings on immoba.fr

Check the risks to which this property is exposed at: www.georisques.gouv

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FEATURES

Property type:	House	Area:	132.0 m²	Number of rooms:	5 rooms
Number of bedrooms:	3 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 110

Greenhouse gas emissions (GHG) index: C 13

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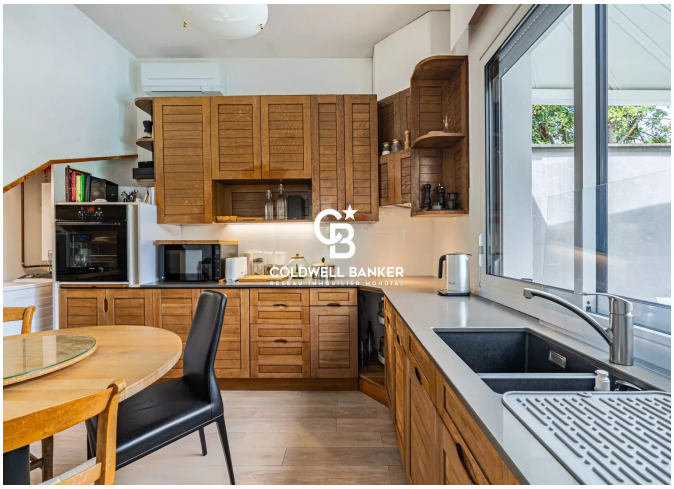
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