COLDWELL BANKER
EUROPA REALTY

House Bordeaux 180 m²



SALE PRICE : 995 000 €

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 sought-after Chartrons district, this elegant Bordeaux house charms with its architectural character and the harmony between period features and contemporary fittings.

From the entrance, the generous proportions and original elements set the tone: original hardwood floors, refined mouldings, marble fireplaces and high ceilings.

The reception rooms offer superb perspectives and extend to a bright living room opening onto a pleasant 22 m² planted terrace, a true haven of tranquillity in the city.

The house has four bedrooms, a study, a dressing room, a bathroom and a shower room. A basement completes the property.

A charming address, ideal for family life, combining elegance, comfort and a pleasant lifestyle in one of Bordeaux's most sought-after neighbourhoods.

DPE 92 (C) GES 18 (E)

Estimated annual energy costs for the property between €1,643 and €2,223 per year

Price of the property: €995,000 HAI, the agency fees payable by the buyer of €45,000 incl. VAT, i.e. 4.74%, are included, the net seller price is €950,000.
For more information please contact Laura Fornes
Commercial agent RSAC 522410877 - RCP 62571004
Find all properties on immoba.fr
Consult the risks to which this property is exposed at: www.georisques.gouv

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FEATURES

Property type:	House	Area:	180.0 m²	Number of rooms:	7 rooms
Number of bedrooms:	4 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): B 92

Greenhouse gas emissions (GHG) index: C 18

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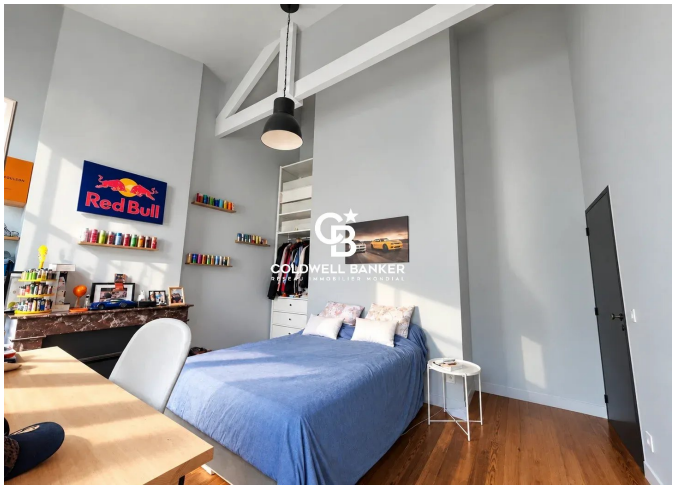



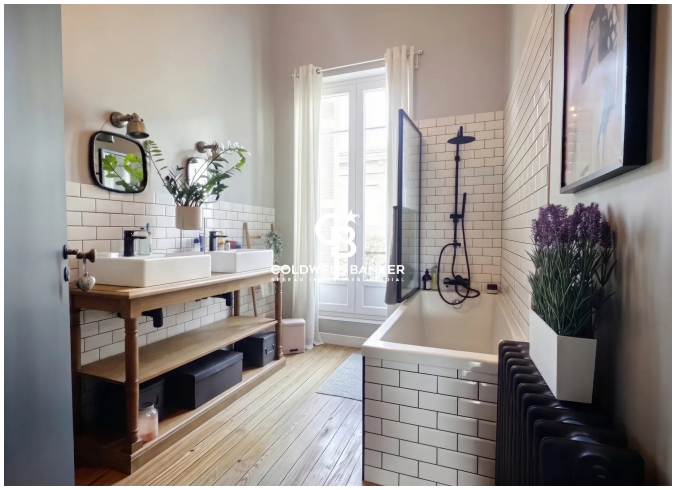

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