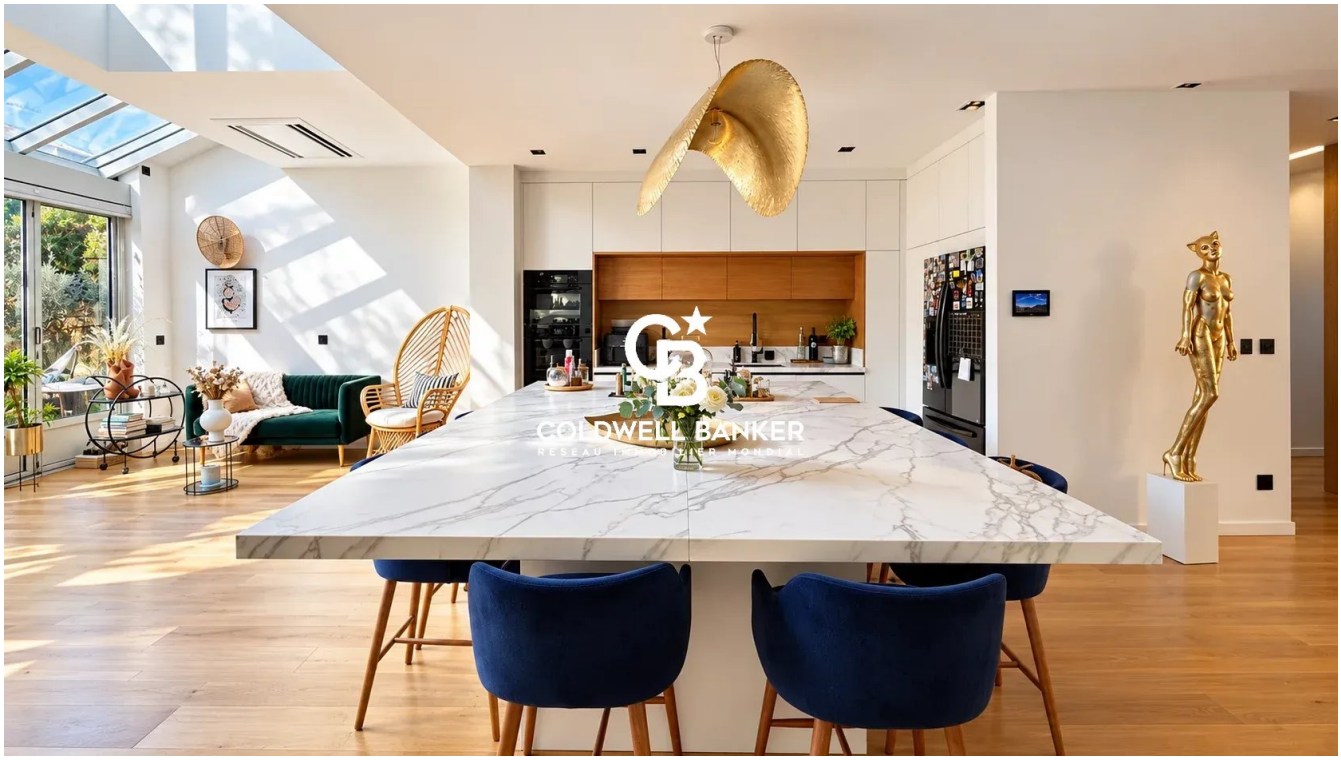
COLDWELL BANKER
EUROPA REALTY

House Bordeaux 240 m²



SALE PRICE : 1 790 000 €

EMAIL : IMMOBA@COLDWELLBANKER.FR

13 cours Tournon
France, 33000, Bordeaux

PHONE : +33557340139
immoba@coldwellbanker.fr

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DESCRIPTION

Coldwell Banker Immoba Realty, a real estate agency in Bordeaux, is pleased to present this exceptional property.

Less than a 10-minute walk from Bordeaux's Golden Triangle, this elegant 240 sqm townhouse enjoys a rare location, combining immediate proximity to the city's most sought-after neighbourhoods with the tranquillity of a residential setting.

Recently renovated with meticulous attention to detail, the property offers high-end finishes and an exceptionally comfortable family lifestyle. Shops and prestigious schools are all within a one-kilometre radius, allowing residents to enjoy the very best of city living.

From the moment you step inside, the house impresses with its generous proportions and the quality of its renovation. Bathed in natural light, the living area forms the heart of the home. The lounge, dining room and high-end fitted kitchen create an elegant and welcoming space, opening generously onto the secluded garden. Two bespoke office areas and ample storage further enhance the functionality of this level.

The sleeping quarters comprise five bedrooms spread over two floors, including a superb principal suite with a dressing room and en-suite bathroom. Two of the bedrooms also feature dedicated office areas. Several shower rooms provide additional comfort and privacy for every member of the family.

A gym, laundry room, air conditioning and home automation complete the property. Every detail has been carefully considered to ensure everyday comfort, convenience and well-being.

Its highly sought-after location, exceptional renovation and outstanding level of comfort make this elegant Bordeaux townhouse a particularly appealing property for those seeking a prestigious central address that combines tranquillity, refinement and an exceptional quality of life.

DPE : A (62) & A (2)

Price: €1,790,000, including agency fees

Agency fees payable by the buyer: €85,000 incl. VAT (5%)

Net seller price: €1,705,000

For further information, please contact Marie KHATCHIKIAN.

Independent Sales Agent
RSAC No. 831 139 571
Professional Liability Insurance: AV042822

Discover all our properties on IMMOBA.

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FEATURES

Property type:	House	Area:	240.0 m²	Property tax:	€3.00
Number of rooms:	8 rooms	Number of bedrooms:	5 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): A 62

Greenhouse gas emissions (GHG) index: A 2

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