COLDWELL BANKER
EUROPA REALTY

House Bordeaux 270 m²



SALE PRICE : 1 890 000 €

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13 cours Tournon
France, 33000, Bordeaux

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DESCRIPTION

Coldwell Banker Immoba Realty is pleased to present this elegant stone house, a spacious family property where original character blends beautifully with modern amenities and everyday comfort.
Set in peaceful surroundings while remaining within easy reach of central Bordeaux, the property offers a highly sought-after balance of space, greenery and city living.
Arranged over two floors, the reception areas flow naturally between the lounge, living room and dining room. High ceilings and abundant natural light highlight the carefully preserved original features, including parquet flooring, fireplaces, decorative ceiling roses and period floors.
Spacious and fully equipped, the kitchen has been designed as a true living space at the heart of the home. It opens directly onto the garden, creating a seamless connection between indoors and outdoors during the warmer months.
Well positioned and featuring a swimming pool, the garden provides a wonderful extension of the living space. It offers an ideal setting for entertaining, enjoying long lunches with family and friends, or simply making the most of sunny days.
With five bedrooms, one bathroom, three shower rooms and two dressing rooms, the house is perfectly suited to family life, allowing everyone to enjoy their own comfortable space.
A basement of over 100 sqm completes the property, providing extensive additional space and a wide range of possibilities.
More than simply a beautiful stone house, this is a home designed for genuine family living, where generous proportions, a private garden and original character combine to create a particularly inviting atmosphere.

Energy Performance Rating (DPE): 117 (C)
Greenhouse Gas Emissions Rating (GES): 17 (C)
Estimated annual energy costs: between €1,940 and €2,680.
Information on the risks to which this property is exposed is available on the Géorisques website.
Agency fees payable by the seller.
For further information or to arrange a viewing of this property, please contact Aliona RAHACHOVA. Discover all our properties on Immoba.

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FEATURES

Property type:	House	Area:	270.0 m²	Property tax:	€3.00
Number of rooms:	9 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): C 117

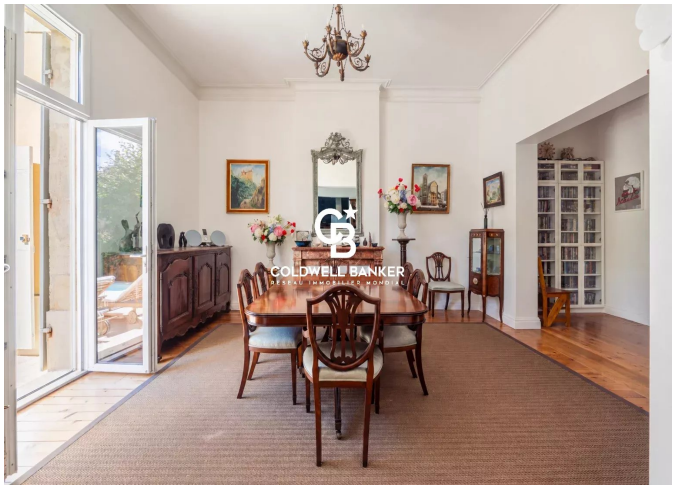
Greenhouse gas emissions (GHG) index: C 17

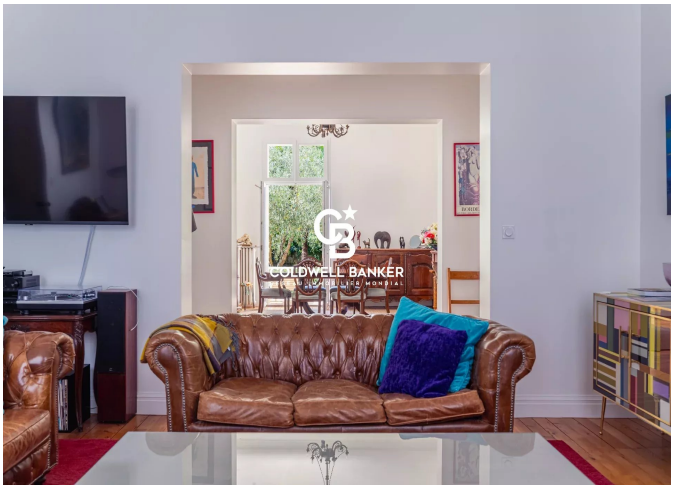
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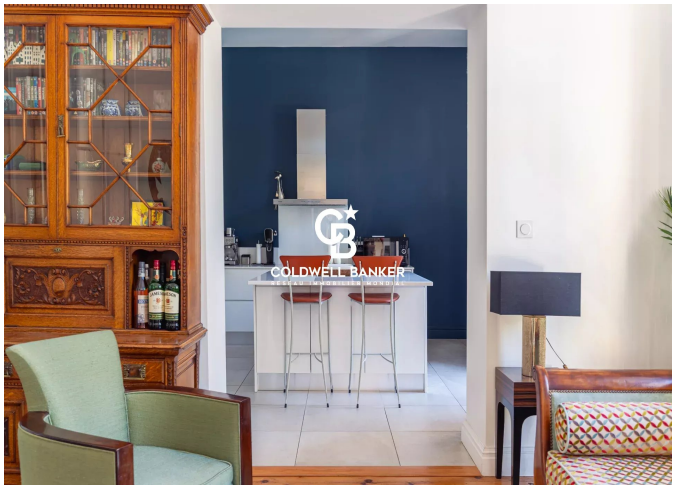
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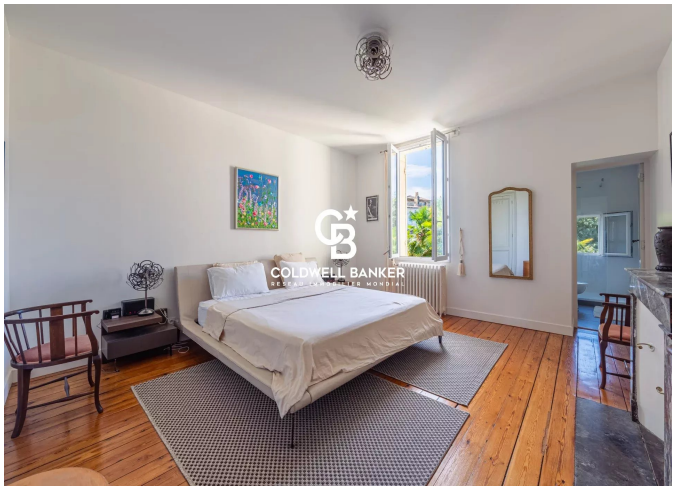












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