COLDWELL BANKER
EUROPA REALTY

House Bordeaux 322 m²



SALE PRICE : 1 872 000 €

EMAIL : IMMOBA@COLDWELLBANKER.FR

13 cours Tournon
France, 33000, Bordeaux

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immoba@coldwellbanker.fr

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DESCRIPTION

Coldwell Banker Immoba Realty, a real estate agency in Bordeaux, is delighted to present this elegant 19th-century mansion, ideally located between the sought-after Croix Blanche and Saint-Seurin neighbourhoods, just a short walk from Parc Bordelais and some of Bordeaux's most prestigious schools.

A prime address, exceptional proportions and modern comfort: this beautifully maintained family home offers everything one could wish for in a prestigious city residence, ready to move into.

Behind its handsome stone façade, the property offers 322 sqm of living space, showcasing the timeless elegance of Bordeaux architecture. Original wooden floors, decorative mouldings, marble fireplaces, period cement tiles and high ceilings create a refined, bright and welcoming atmosphere.

The reception rooms, extending over more than 50 sqm, provide an ideal setting for both family life and entertaining. The living and dining areas open generously onto the southwest-facing garden, creating a seamless connection between indoor and outdoor spaces. A fully equipped semi-open kitchen completes this inviting living area.

The property features five spacious bedrooms, including an impressive principal suite of approximately 50 sqm with a dressing room and private shower room, as well as several additional bathrooms and shower rooms. A generous ground-floor study, a playroom and a large cellar provide further versatility.

Outside, the beautifully landscaped 132 sqm garden offers a peaceful and private retreat, a rare privilege in the heart of the city. The property also provides parking for two vehicles and a dedicated bicycle storage area.

Meticulously maintained throughout, the house benefits from excellent comfort features, including air conditioning on the upper floors, a renewed roof, a refreshed façade, a recently installed boiler and hot water tank, a water softener and an automatic irrigation system.

Its location is another outstanding advantage: less than 500 metres from Parc Bordelais, close to shops, public transport and renowned schools such as Grand Lebrun, Tivoli and L'Assomption.

A characterful family residence that effortlessly combines elegance, generous living spaces, comfort and an exceptional quality of life in one of Bordeaux's most desirable neighbourhoods.

Asking price: €1,872,000, including agency fees payable by the seller.

Living area: 322 sqm. Total usable area: 373 sqm.
Garden: 132 sqm, southwest-facing.
Energy rating (DPE): C (96) – Greenhouse gas emissions (GES): C (14).

Information about the risks to which this property is exposed is available on the Géorisques website: www.georisques.gouv.fr.

For further information, please contact Marie KHATCHIKIAN.
Independent Real Estate Agent
RSAC 831 139 571
Professional Liability Insurance: AV042822

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FEATURES

Property type:	House	Area:	322.0 m²	Property tax:	€4.00
Number of rooms:	10 rooms	Number of bedrooms:	5 bedrooms		

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ENERGY PERFORMANCE DIAGNOSIS

Energy performance diagnosis (EPD): C 89

Greenhouse gas emissions (GHG) index: C 14

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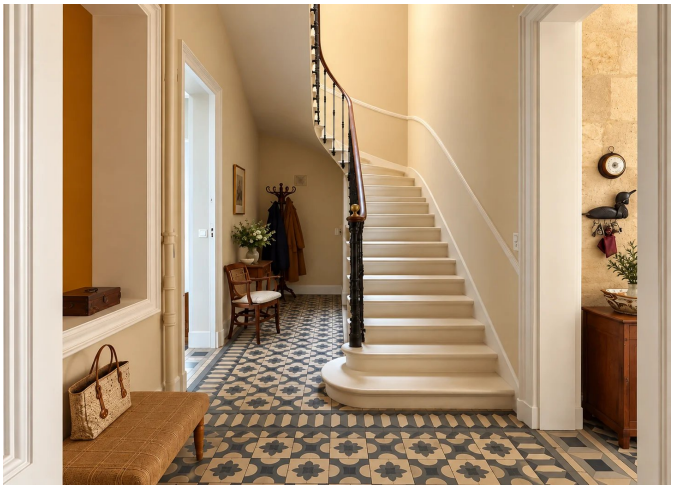
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