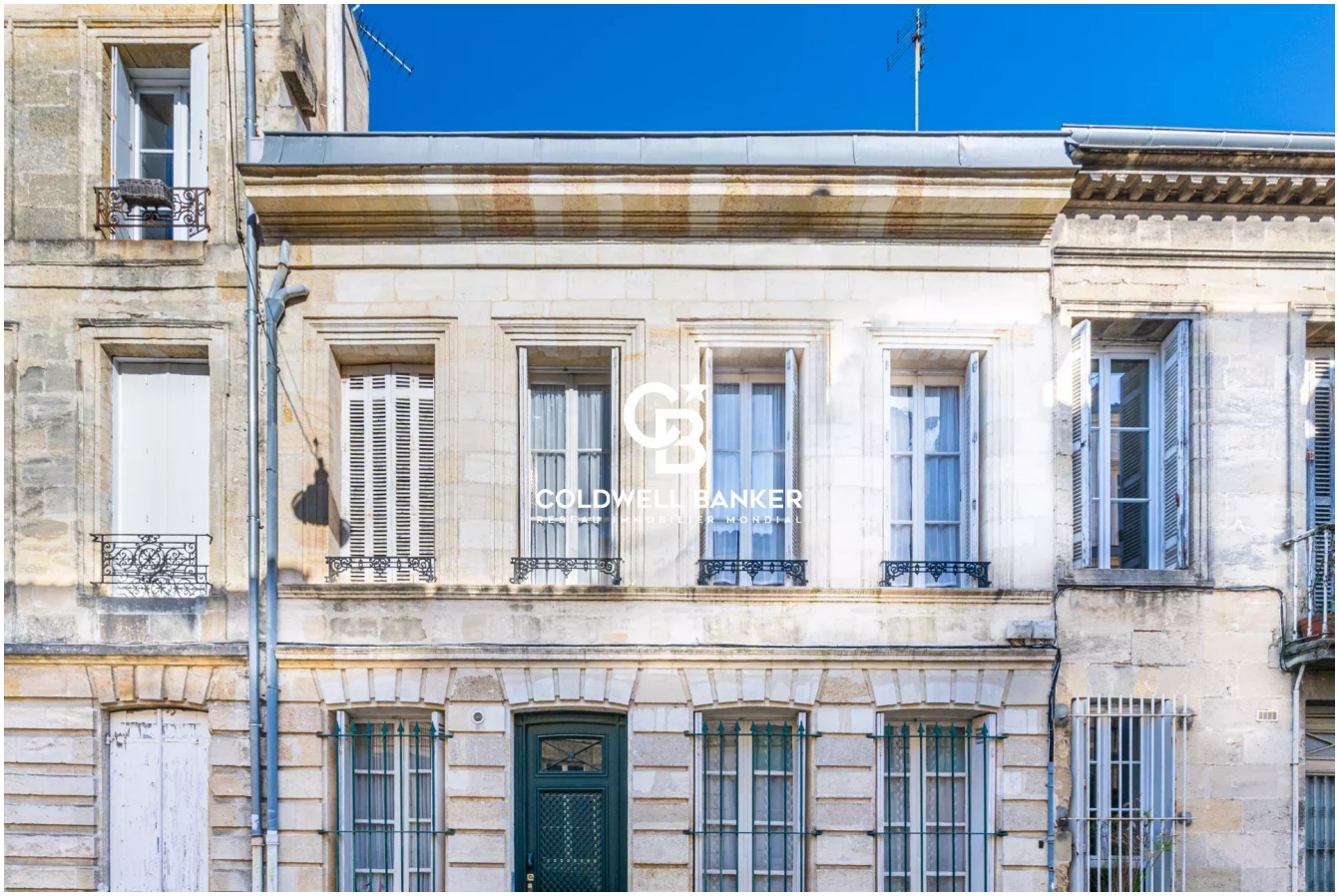
COLDWELL BANKER
EUROPA REALTY

House Bordeaux 100 m²



SALE PRICE : 550 000 €

EMAIL : IMMOBA@COLDWELLBANKER.FR

13 cours Tournon
France, 33000, Bordeaux

PHONE : +33557340139
immoba@coldwellbanker.fr

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DESCRIPTION

Located in one of Bordeaux's most sought-after neighbourhoods, just steps from the Saint-Seurin Basilica and tucked away on a quiet street, Coldwell Banker Bordeaux Tourny is pleased to present this charming stone townhouse, instantly appealing with its beautiful façade.

Offering approximately 100 m² of living space, this rare family-style home includes four bedrooms, a study, a bathroom, a separate washroom, and a well-balanced layout.

The cosy living room exudes charm with its warm atmosphere and period features: elegant parquet flooring, fireplace, and original cornices.

A spacious double cellar in the basement offers great potential for conversion—think home cinema, games room, or additional storage space.

This is a unique opportunity for a family looking to settle in a central, lively, and desirable area, with all amenities, shops, and schools just moments away.

A truly exceptional location and a rare find in this area, offering so many bedrooms.

Energy performance: DPE D (228) / GES D (49)
Estimated annual energy costs: between €2,020 and €2,790
Fees paid by the seller
Risk information available at: www.georisques.gouv.fr

Contact: Aliona RAHACHOVA
Find all our listings at IMMOBA.

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FEATURES

Property type:	House	Area:	100.0 m²	Number of rooms:	6 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

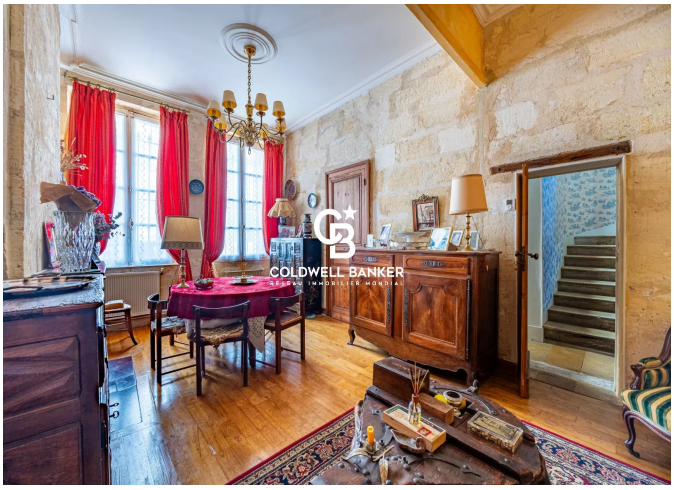
Energy performance diagnosis (EPD): D 228

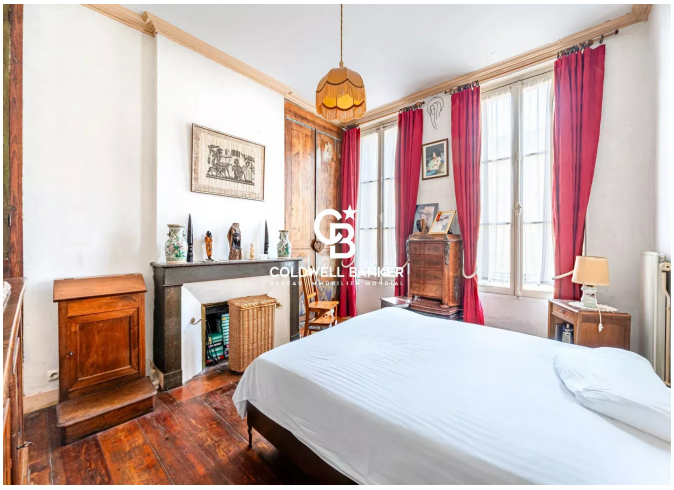
Greenhouse gas emissions (GHG) index: D 49

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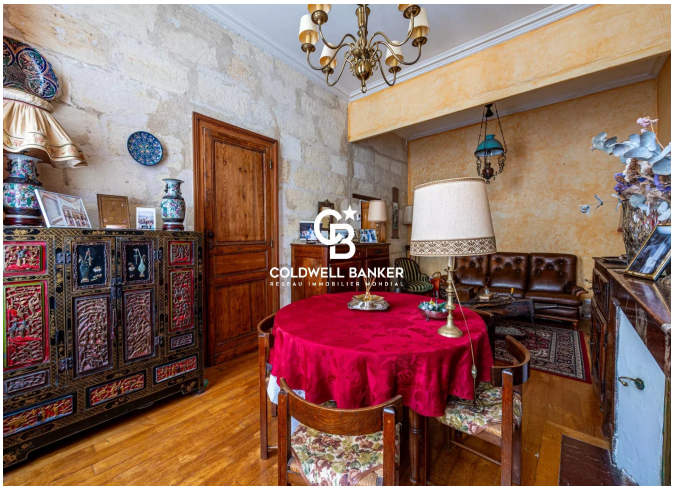
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