COLDWELL BANKER
EUROPA REALTY

House Bordeaux 131 m²



SALE PRICE : 700 000 €

EMAIL : IMMOBA@COLDWELLBANKER.FR

EXCLUSIVITY

13 cours Tournon
France, 33000, Bordeaux

PHONE : +33557340139
immoba@coldwellbanker.fr

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DESCRIPTION

We offer for sale this superb family stone house ideally located a few steps from the Barrière du Médoc, its shops, the tram and close to renowned schools.

A must-see, this home will charm you from the moment you enter with its cement tiles, stone staircase and high ceilings. Elegance and conviviality combine here to create a unique place that will seduce you.

The family will enjoy a beautiful through living area, with a bright, warm sitting room with wood floors and a fireplace, as well as an equipped, functional and ergonomic eat-in kitchen. The outside is sunny, fully terraced, completely peaceful and will allow you to enjoy lunches in the sun.

Sleeping area: 4 lovely bedrooms each with their own shower room, including a pretty master suite with a dressing room and a comfortable bathroom. Every family member will be able to enjoy privacy in this well-thought-out home.

A functional house thanks to its laundry room, pantry, numerous storage spaces, wine cellar and even a workshop/bonus space that can be transformed according to your wishes.

The real plus: a large garage allowing you to park a vehicle but also several two-wheelers completes this quality property.

Light, preserved period features and generous volumes thanks to the high ceilings — here you will find everything to delight aesthetes.

Photos and full dossier on request.

DPE D (222) GES D (48). Estimated energy costs €- /year.
Fees payable by the seller.
Check the risks to which this property is exposed at: www.georisques.gouv
Independent Commercial Agent
RSAC: 880872122 / RCP: 127100479
All our properties on Immoba.

A viewing or more information? Contact Ms Alexandra ARNAUD.

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FEATURES

Property type:	House	Area:	131.0 m²	Number of rooms:	5 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 222

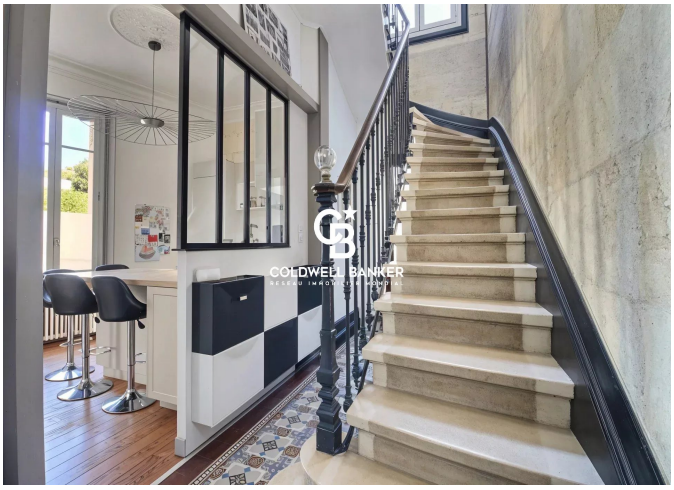
Greenhouse gas emissions (GHG) index: D 48

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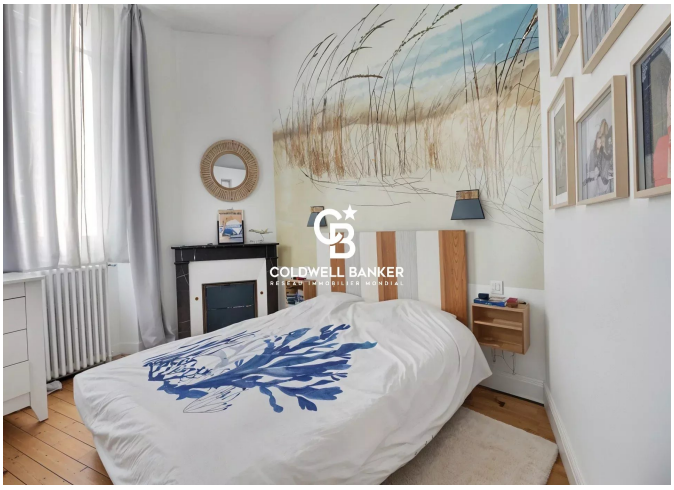
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