COLDWELL BANKER
EUROPA REALTY

House Bordeaux 145 m²



SALE PRICE : 849 000 €

EMAIL : IMMOBA@COLDWELLBANKER.FR

13 cours Tournon
France, 33000, Bordeaux

PHONE : +33557340139
immoba@coldwellbanker.fr

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DESCRIPTION

Sheltered behind an elegant stone façade in the heart of one of Bordeaux's most sought-after neighborhoods, this family home reveals a warm and refined atmosphere, just a few steps from the Jardin Public and rue Fondaudège.

From the entrance, the volumes reveal all the charm of Bordeaux houses. The ground floor welcomes a lovely through living space arranged enfilade, where the living room and dining room form a convivial, light-filled reception area. The whole opens level with an attractive, secluded terrace, a true extension of the living spaces, designed to fully enjoy fine weather in privacy.

The open, elegant and perfectly integrated kitchen also has direct access to the outside, reinforcing this feeling of fluidity and a lifestyle oriented toward the terrace.

The superb stone staircase leads to the first floor, dedicated to the sleeping area, where three bedrooms with original parquet create an elegant and comfortable family atmosphere. A bathroom with a shower and a storage area complete this level.

On the top floor, the master suite occupies a privileged, light-filled space. It offers a generous bedroom, a shower room and a large dressing room, creating a true independent cocoon within the house.

A cellar completes the property.

Two parking spaces located opposite the house are currently available to rent, offering particularly sought-after convenience in this prized city-center area.

This confidential address charms by its balance of Bordeaux elegance, family comfort and quality of life, in immediate proximity to food shops, renowned schools, the historic center and tram line D, which links directly to Gare Saint-Jean.

DPE 93 (C) and GES 19 (C)
Estimated annual energy costs: between €1,340 and €1,870 / year

Fees payable by the buyer
(Price of the property: €849,000 including fees; the agency fees payable by the buyer of €34,000 including VAT, i.e. 4,17%, are included; the seller's net price is €860,000)
For more information please contact Laura Fornes
Commercial agent RSAC 522410877 - RCP 62571004
Find all properties on immoba.fr

Check the risks to which this property is exposed at: www.georisques.gouv

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FEATURES

Property type:	House	Area:	145.0 m²	Property tax:	€1.00
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): B 93

Greenhouse gas emissions (GHG) index: C 19

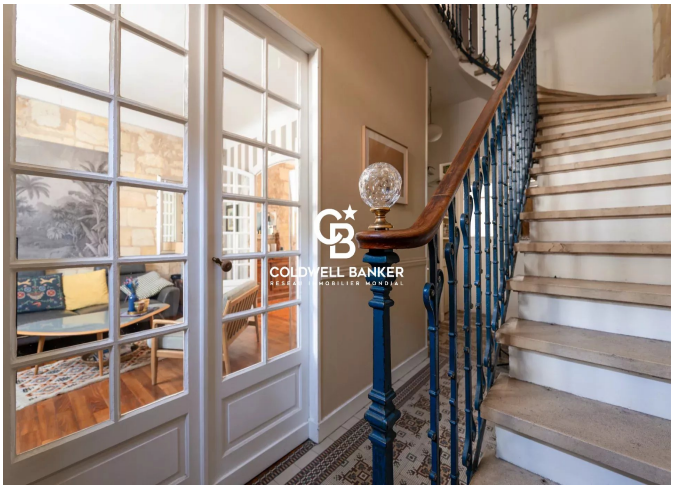
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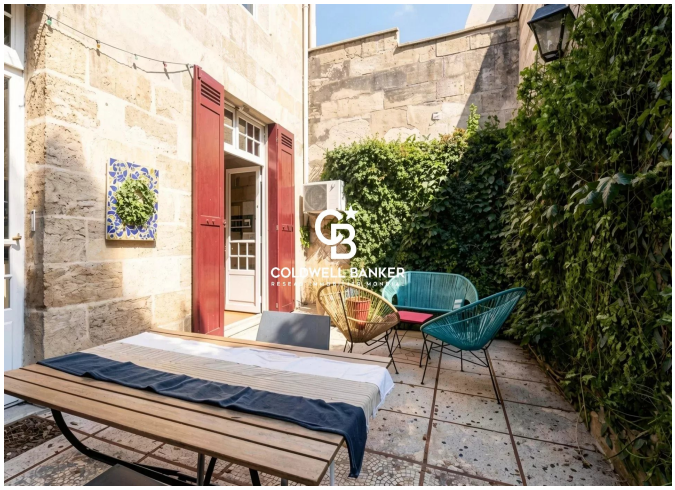












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