COLDWELL BANKER
EUROPA REALTY

House Bordeaux 203 m²



SALE PRICE : 840 000 €

EMAIL : IMMOBA@COLDWELLBANKER.FR

EXCLUSIVITY

13 cours Tournon
France, 33000, Bordeaux

PHONE : +33557340139
immoba@coldwellbanker.fr

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DESCRIPTION

In the heart of a highly sought-after neighborhood, within immediate proximity to shops and renowned schools (St Genès schools), discover this elegant bourgeois home featuring a beautiful stone façade and preserved period features: parquet flooring, fireplaces, moldings, and impressive ceiling heights.

The house is in excellent structural condition, although some cosmetic updating would be beneficial. It offers a lovely entrance hall and a spacious dual-aspect living area on the ground floor, along with four bedrooms and an office upstairs.

A pleasant level garden completes this charming property, ideal for comfortable family living.

A rare opportunity in this highly desirable area — not to be missed!

Energy rating: D (199)
GHG emissions: D (38)
Estimated annual energy costs: €3,560–€4,880 per year

Fees payable by the buyer
(Property price: €840,000 including agency fees (HAI); the agency fees payable by the buyer amounting to €40,000 including VAT, i.e. 5%, are included; the net seller price is €800,000)

Information regarding potential risks related to this property is available at: www.georisques.gouv.fr

For further information, please contact Marie-Lucie Chanraud
Agent commercial indépendant
RSAC: 878552314
RCP: 12710419

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FEATURES

Property type:	House	Area:	203.0 m²	Property tax:	€3.00
Number of rooms:	8 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 199

Greenhouse gas emissions (GHG) index: D 38

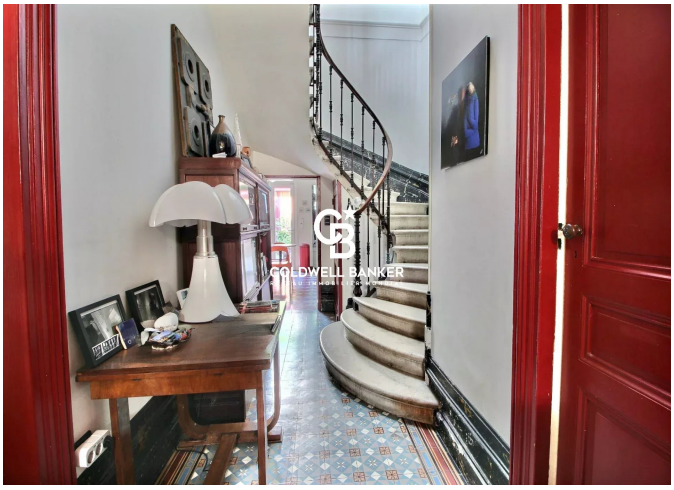
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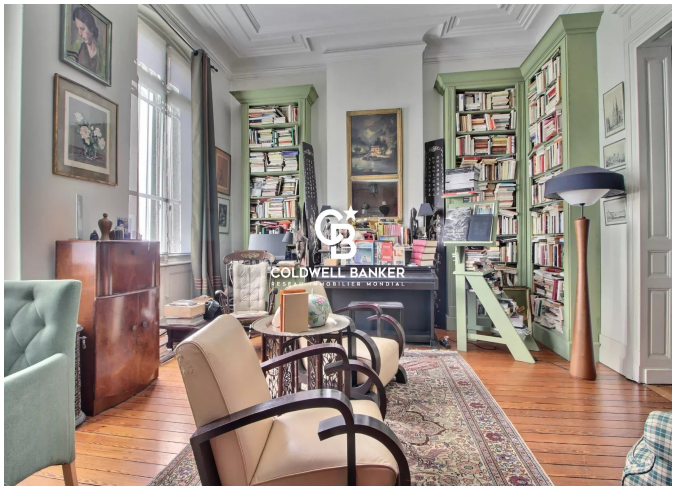












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