COLDWELL BANKER
EUROPA REALTY

House Bordeaux 260 m²




SALE PRICE : 1 250 000 €

EMAIL : IMMOBA@COLDWELLBANKER.FR

13 cours Tournon
France, 33000, Bordeaux

PHONE : +33557340139
immoba@coldwellbanker.fr

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## DESCRIPTION

Coldwell Banker Immoba Realty Bordeaux is proud to present this stunning character home, full of charm and soul, located on a quiet street in the highly sought-after Chartrons district. With preserved period features, a beautifully landscaped garden with heated pool, and generous living spaces, this property is a true coup de cœur.

Behind its elegant Art Deco façade, the entrance leads to a bright and spacious double living area with fireplace, parquet floors, and high ceilings. A cozy winter lounge opens onto the fully equipped kitchen and the peaceful, leafy garden, complete with a heated pool. A separate office (11 m²) could easily serve as a ground-floor bedroom.

The first floor offers two lovely bedrooms, a bathroom with whirlpool tub, a shower room, and a large walk-in closet of over 10 m².
On the top floor, under the eaves, you'll find a spectacular air-conditioned master suite with its own bathroom, toilet, and custom built-in storage.

The fully finished basement includes a large laundry area, an incredible refrigerated wine cellar, and a secure storage room.

At the rear of the property, a beautiful independent annex houses two additional bedrooms, a fitness area with its own bathroom, and a wellness space with sauna and jacuzzi.

Several secure parking spaces located just 50 meters away may also be available as an option.

Ideally located for comfortable family living, with immediate access to tram lines B & C, shops, schools, daycare centers, restaurants, and all the lifestyle amenities of the Chartrons. The Jardin Public and Garonne riverfront are just a short walk away. A rare find not to be missed!

DPE: C (104) / GES: C (22)
Estimated annual energy costs: pending
Asking price: €1,250,000 HAI (including €50,000 incl. VAT in agency fees, or 4.1% payable by the buyer)
Net seller price: €1,200,000
Check environmental risks for this property at: www.georisques.gouv.fr

For more information, contact: Vincent MACARY
Independent Commercial Agent – RSAC 909 975 096 / RCP 127100479
See all our listings on IMMOBA.

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## FEATURES

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|---|---|---|---|---|---|
| Property type: | House | Area: | 260.0 m² | Number of rooms: | 8 rooms |
| Number of bedrooms: | 5 bedrooms | | | | |

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

## ENERGY PERFORMANCE DIAGNOSIS

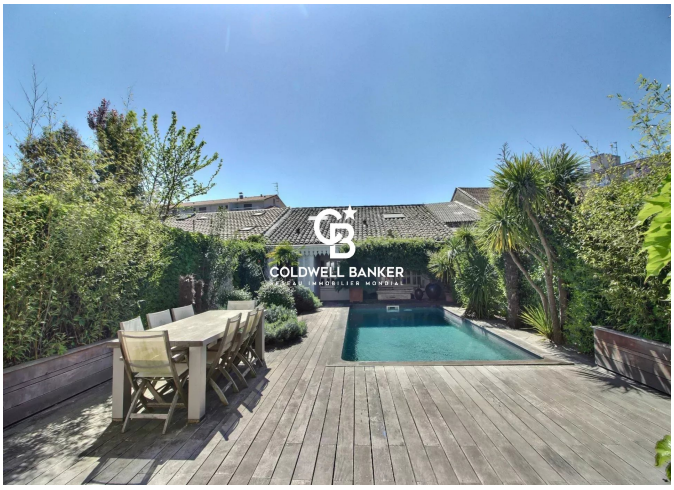
Energy performance diagnosis (EPD): B 104

Greenhouse gas emissions (GHG) index: C 22

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