COLDWELL BANKER
EUROPA REALTY

House Bordeaux 279 m²



SALE PRICE : 995 000 €

EMAIL : IMMOBA@COLDWELLBANKER.FR

13 cours Tournon
France, 33000, Bordeaux

PHONE : +33557340139
immoba@coldwellbanker.fr

COLDWELL BANKER
EUROPA REALTY

DESCRIPTION

Coldwell Banker Bordeaux is delighted to present this superb and truly unique residence, ideally located just steps from the Jardin Public, the tram, shops, and the renowned Tivoli school.

Built in the 19th century by a notable figure from Bordeaux's artistic community, this remarkable home is steeped in history and immediately stands out with its singular façade.

A genuine family home, it features a beautiful entrance hall, a spacious and light-filled living room with a fireplace and dual aspect, a kitchen to redesign according to your wishes, as well as a bedroom or study/library and a shower room on the ground floor.

Night area: 6 bedrooms, with real potential to create additional rooms, along with 3 shower rooms.

You will also discover an intimate, lush garden, sheltered from view and remarkably peaceful—a perfect setting for a future swimming pool and terrace to enjoy summer days.

Original period features such as hardwood floors, high ceilings, ornate fireplaces, and the rich history of this property will delight lovers of character homes.
A true maison bourgeoise—ready for you to restore it to its former glory.

A parking possibility, a cellar, and two healthy attics complete this quality property.

A full file with photos and floor plans is available upon request. Please contact Mrs. Alexandra Arnaud.

DPE: F (242) – GES: 73 (G)
Estimated annual energy costs: €6,710 – €9,130
Agency fees payable by the seller.

For information on potential risks to which this property is exposed, please consult: www.georisques.gouv

Independent Sales Agent
RSAC: 880872122 / RCP: 127100479

13 cours Tournon
France, 33000, Bordeaux

PHONE : +33557340139
immoba@coldwellbanker.fr

COLDWELL BANKER
EUROPA REALTY

FEATURES

Property type:	House	Area:	279.0 m²	Number of rooms:	8 rooms
Number of bedrooms:	6 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 242

Greenhouse gas emissions (GHG) index: F 73

13 cours Tournon
France, 33000, Bordeaux

PHONE : +33557340139
immoba@coldwellbanker.fr

COLDWELL BANKER
EUROPA REALTY













13 cours Tournon
France, 33000, Bordeaux

PHONE : +33557340139
immoba@coldwellbanker.fr