COLDWELL BANKER
EUROPA REALTY

House Bordeaux 290 m²



SALE PRICE : 1 730 000 €

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13 cours Tournon
France, 33000, Bordeaux

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immoba@coldwellbanker.fr

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DESCRIPTION

In one of the most sought-after neighborhoods of Bordeaux, between the Jardin Public and Parc Rivière, lies a rare and precious home, designed to welcome family life in a setting that is both refined and warm. Here, light floods every room, the volumes breathe, and the elegance of the past blends with modern comfort.

This charming stone house unfolds across several levels, perfectly designed for everyday living as well as for grand moments of sharing.

The main living area captivates with its elegance and generous space. One moves freely through the area, carried by the light streaming in through large openings. The gaze is naturally drawn toward the garden, accessible by a few steps, as a natural extension of the house.

The spacious and functional dining kitchen is the true heart of the home. Its generous volumes allow for easy movement, while the central island invites you to both prepare a meal and chat in simple ease. It's a kitchen designed to live in, not just to cook.

The sleeping quarters have been designed to meet the rhythms and needs of family life. The six bedrooms offer beautiful volumes — ranging from 17 to 22 m².

And because every family member has their activities, desires, and moments to themselves, the house also offers two offices, a music room, a gym, and a vast playroom, ideal for both adults and children.
An additional basement area completes the ensemble, with a functional laundry room and a wine cellar.

The cherry on the cake: an outbuilding with an indoor pool and a private garage that can accommodate several vehicles — an invaluable luxury in Bordeaux.

This home embodies the ideal: the charm of the past, the functionality of a contemporary family home, and the rarity of a sought-after location, in a secure, quiet, and commercial neighborhood, just a few steps from schools and green spaces.

A rare opportunity in Bordeaux.
Contact our Coldwell Banker Bordeaux Tourny agency today to schedule a visit and let yourself be charmed by this exceptional living space.

DPE 85 (C) and GES 13 (13)
Seller's fees included.
Check the risks associated with this property at: www.georisques.gouv
For more information, contact Aliona RAHACHOVA. Discover all our properties at www.immoba.fr

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FEATURES

Property type:	House	Area:	290.0 m²	Property tax:	€4.00
Number of rooms:	10 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): B 85

Greenhouse gas emissions (GHG) index: C 13

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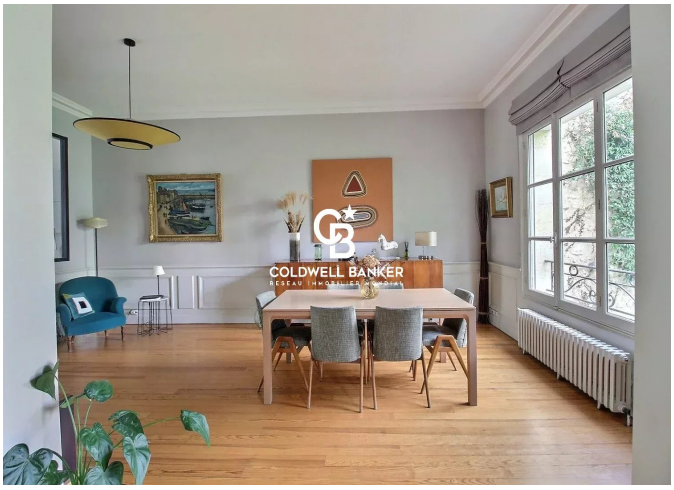







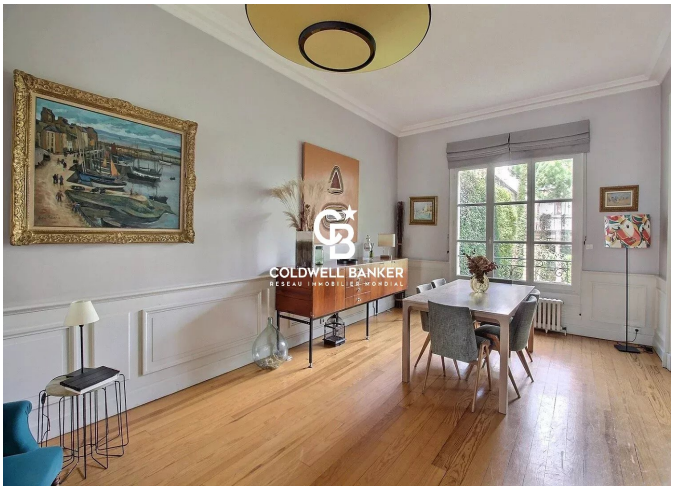



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