COLDWELL BANKER
EUROPA REALTY

House Bordeaux 87 m²



SALE PRICE : 570 000 €

EMAIL : IMMOBA@COLDWELLBANKER.FR

13 cours Tournon
France, 33000, Bordeaux

PHONE : +33557340139
immoba@coldwellbanker.fr

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DESCRIPTION

In the heart of the highly sought-after Palais Gallien district, just steps from Place de Lerme, the shops of Rue Fondaudège, schools and the Saint-Seurin neighbourhood, Coldwell Banker Bordeaux Tourny presents this townhouse enjoying a particularly privileged location.

Behind a charming and attractive façade, the house offers a functional family layout with three bedrooms, an office, and a pleasant living area with an open-plan kitchen.

An intimate patio completes the property, providing a true outdoor space sheltered from view — ideal for enjoying a peaceful corner in the heart of the city.

With its prime address, family-friendly layout and rare outdoor space in this area, this house represents a wonderful opportunity in one of Bordeaux's most desirable neighbourhoods.

EPC: 189 (D) – GHG: 6 (B)
Estimated annual energy costs: between €1,110 and €1,550 per year.
Agency fees payable by the seller included.
Information on the risks to which this property is exposed is available at: www.georisques.gouv

For more information, please contact Aliona RAHACHOVA. Discover all our properties at www.immoba.fr.

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FEATURES

Property type:	House	Area:	87.0 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): D 189

Greenhouse gas emissions (GHG) index: B 6

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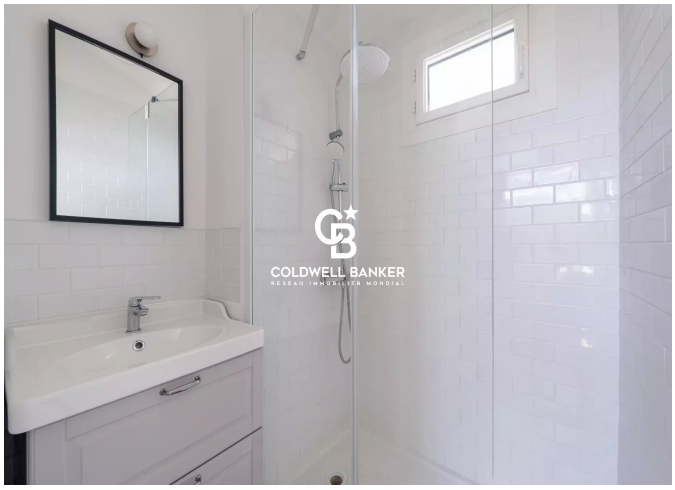
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