COLDWELL BANKER
EUROPA REALTY

House Bordeaux 170 m²



SALE PRICE : 745 000 €

EMAIL : IMMOBA@COLDWELLBANKER.FR

13 cours Tournon
France, 33000, Bordeaux

PHONE : +33557340139
immoba@coldwellbanker.fr

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DESCRIPTION

Coldwell Banker presents, behind an elegant stone façade, this house renovated in 2018 which reveals a contemporary, bright interior perfectly designed to offer a living environment that is both comfortable and refined. Ideally located in a quiet area, close to the park, transport, schools and shops, this house will charm you from the first moments.

From the entrance, the volumes, the light and the quality of the spaces create a warm and decidedly modern atmosphere.
The living room of over 55 m², with a fireplace, will charm you with its bright, open and sociable layout; the kitchen is equipped and functional, adjoining the dining area.

The terrace is an extension of these living spaces and naturally invites outdoor dining.

The verdant garden of over 280 m², a true oasis of tranquillity, offers great potential for landscaping and is suitable for a swimming pool.

The sleeping area includes a master suite, a privileged space with views over the greenery and a private, intimate terrace, and it has its own dressing room and en-suite shower room.
There are also two bedrooms, an additional shower room, and an office. The house offers many possibilities for reconfiguration and additional bedrooms.

With its successful combination of a stone façade, contemporary lines, light and functionality, this house offers an elegant and serene living environment.

The house also benefits from a laundry room and a storeroom for practical use.
A garage as well as several parking options on the plot complete the offerings of this property.

A property with balanced features, where every space has been designed to combine comfort, modernity and the art of living.

More photos or a viewing? Contact Ms. Alexandra ARNAUD

Energy performance (DPE): B (87) and GHG emissions (GES): A (3).
Estimated annual costs between €1,130 and €1,570
Fees payable by the seller.
Check the risks to which this property is exposed at: www.georisques.gouv
Independent Commercial Agent
RSAC: 880872122 / RCP: 127100479

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FEATURES

Property type:	House	Area:	170.0 m²	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): B 87

Greenhouse gas emissions (GHG) index: A 3

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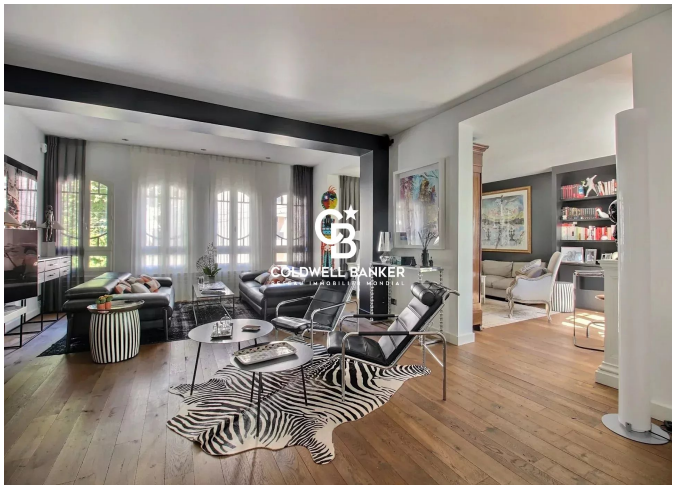



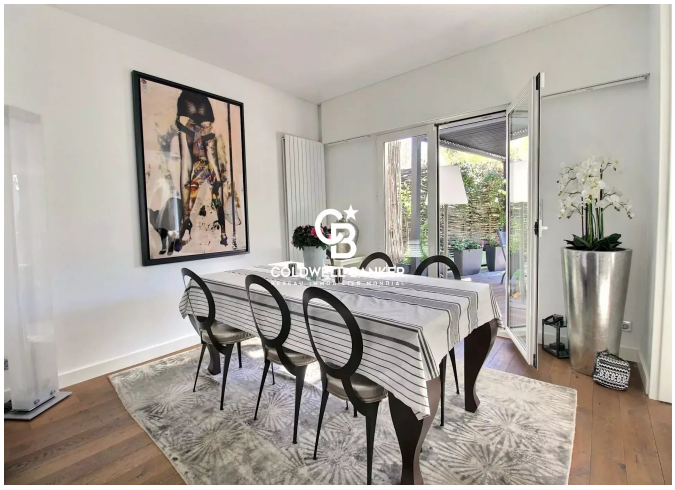

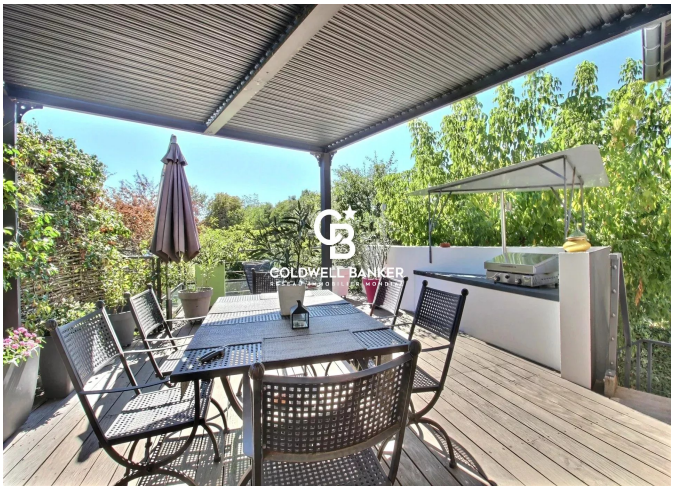



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