COLDWELL BANKER
EUROPA REALTY

House Bordeaux 171 m²



SALE PRICE : 898 000 €

EMAIL : IMMOBA@COLDWELLBANKER.FR

EXCLUSIVITY

13 cours Tournon
France, 33000, Bordeaux

PHONE : +33557340139
immoba@coldwellbanker.fr

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DESCRIPTION

Coldwell Banker Immoba Realty Bordeaux is pleased to present exclusively this elegant family home, ideally located in the immediate vicinity of Caudéran Centre.

Set on a beautiful plot of approximately 1,200 m², this property offers a privileged living environment, combining the charm of period features, generous volumes and a verdant setting, just minutes from amenities.

From the entrance, the house enchants with its character and original elements, notably its magnificent old hardwood floors, which speak to an architecture full of charm. With five bedrooms, it offers an ideal layout for a family seeking space, while leaving the possibility to arrange rooms according to your wishes and needs.

Outside, the extensive garden is a true green haven, perfect for moments of relaxation, al fresco dining and landscaping projects. A garage and an outbuilding, as well as a large cellar, complete this property and provide valuable parking and storage space.

Energy Performance (DPE) and greenhouse gas (GES) assessments pending.
Fees payable by the seller.
Independent Commercial Agent
RSAC: 828362285 / RCP: 127100479
Consult the risks to which this property is exposed at: www.georisques.gouv
For more information or to arrange a viewing, contact Stéphane Laroche now.
Find all our properties on IMMOBA.

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FEATURES

Property type:	House	Area:	171.0 m²	Number of rooms:	6 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): E 309

Greenhouse gas emissions (GHG) index: E 63

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