COLDWELL BANKER
EUROPA REALTY

House Bordeaux 285 m²



SALE PRICE : 1 150 000 €

EMAIL : IMMOBA@COLDWELLBANKER.FR

EXCLUSIVITY

13 cours Tournon
France, 33000, Bordeaux

PHONE : +33557340139
immoba@coldwellbanker.fr

COLDWELL BANKER
EUROPA REALTY

DESCRIPTION

Coldwell Banker invites you to discover, in a privileged setting close to schools and a park, this superb architect-designed house built in 2021, where upon arrival the timeless charm of stone harmoniously blends with contemporary architecture.

Thoughtfully designed down to the smallest detail for family living, this property features solid construction and premium insulation, offering comfort, performance and quality of life on a daily basis.

From the entrance, generous volumes and light set the tone. The through living area, bathed in light, includes an elegant sitting room with a wood-burning fireplace insert, creating a warm atmosphere. Beyond, the house opens onto a pleasant patio with an overflow spa, providing an additional welcoming and calming space.
The kitchen is fully equipped, both attractive and functional, and integrates naturally with the living spaces approaching 100 m2.
The exterior is dedicated to the art of living. Set back in second line, the property enjoys a preserved environment; the well-exposed south-facing garden includes a swimming pool as well as a summer kitchen.

On the sleeping side, the house offers 5 generously sized bedrooms. On the ground floor, a master suite benefits from its own dressing room and a bathroom, offering a true private space.

Upstairs, 4 additional bedrooms share 2 shower rooms, allowing everyone to enjoy their independence.
Part of the upper floor has an independent entrance for teleworking or for a self-employed professional.

Practical features: a laundry room, a cellar, a garage, on-plot parking as well as numerous storage spaces complete the amenities.

A property conceived around a single idea: to fully enjoy the light, the volumes and the gentle quality of life, in a calm and intimate setting.

A rare property, combining architecture, contemporary comfort and high-quality finishes.

More photos or a viewing? Contact Ms. Alexandra ARNAUD

DPE: (in progress) and GES: (in progress).
Estimated annual costs between € and €
Fees payable by the seller.
Check the risks to which this property is exposed at: www.georisques.gouv

COLDWELL BANKER
EUROPA REALTY

FEATURES

Property type:	House	Area:	285.0 m²	Number of rooms:	6 rooms
Number of bedrooms:	5 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): A 51

Greenhouse gas emissions (GHG) index: A 1

13 cours Tournon
France, 33000, Bordeaux

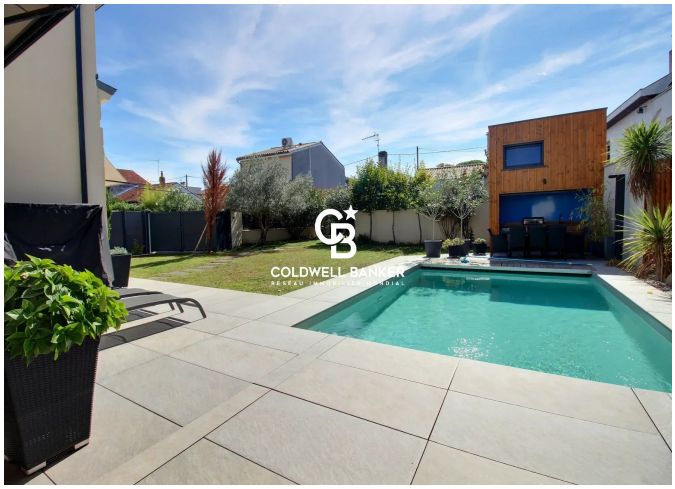
PHONE : +33557340139
immoba@coldwellbanker.fr

COLDWELL BANKER
EUROPA REALTY













13 cours Tournon
France, 33000, Bordeaux

PHONE : +33557340139
immoba@coldwellbanker.fr