COLDWELL BANKER
EUROPA REALTY

House Bordeaux 174 m²



SALE PRICE : 795 000 €

EMAIL : IMMOBA@COLDWELLBANKER.FR

13 cours Tournon
France, 33000, Bordeaux

PHONE : +33557340139
immoba@coldwellbanker.fr

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DESCRIPTION

We are pleased to present this beautiful family home ideally located just steps from shops, public transport, and well-regarded schools.

A must-see property, it welcomes you with a charming front garden and stands out for its brightness, functionality, and great potential for enhancement.

The home includes an entrance hall, a lovely living room with fireplace, a semi-open kitchen, and a laundry room.
Night area: 4 bedrooms, 3 shower rooms, and a home office.

The large garden is sunny throughout the day and offers great potential for development to create a perfect summer retreat for the whole family.
It is ready to host a spacious terrace, swimming pool, and summer kitchen—all while preserving a generous green area and play space for children.

A cellar, a large garage, a carport, and multiple parking spaces complete this quality property.

Bonus: A fully fitted 30 m² outbuilding—perfect for hosting family or friends, or as a quiet home office for remote work. Also suitable for a liberal profession.

More photos or a visit? Contact Ms. Alexandra ARNAUD

Energy performance: DPE C (157) / GES C (29)
Estimated annual energy costs: between €2,040 and €2,810
Fees paid by the seller
Risk information available at: www.georisques.gouv.fr

Independent Sales Agent
RSAC: 880 872 122 / RCP: 127 100 479

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FEATURES

Property type:	House	Area:	174.0 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): C 157

Greenhouse gas emissions (GHG) index: C 29

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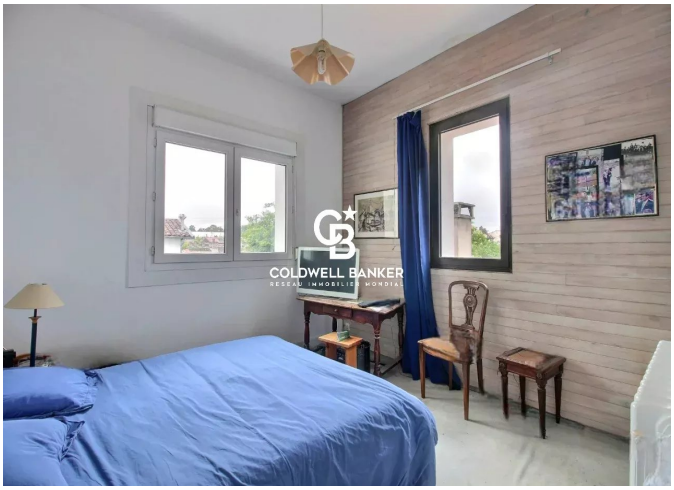

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