COLDWELL BANKER
EUROPA REALTY

House Bordeaux 230 m²



SALE PRICE : 995 000 €

EMAIL : IMMOBA@COLDWELLBANKER.FR

13 cours Tournon
France, 33000, Bordeaux

PHONE : +33557340139
immoba@coldwellbanker.fr

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DESCRIPTION

A rare architectural signature in one of Caudéran's most sought-after areas.

This architect-designed home by Francisque Perrier is intended for a clientele sensitive to architecture and contemporary volumes.

Set on a beautifully landscaped plot of approximately 1,000 sqm, sheltered from view, the property offers around 230 sqm of living space where light and perspectives shape each area.

The reception room, approximately 70 sqm, forms the heart of the home.
Widely open onto the garden and the swimming pool, it extends naturally towards the outdoors.

The separate kitchen offers generous volumes and can be redesigned according to your needs.

The house currently features 4 bedrooms, including a master suite with dressing room and shower room, with the possibility to create up to 6 bedrooms. A bathroom and an additional shower room complete the layout.

The property benefits from ample storage and extends to a basement housing a laundry room and boiler room.

Sheltered from view, the garden is arranged around the swimming pool, in an atmosphere designed to fully enjoy sunny days.

Volumes, light, and openings to the outdoors... everything here invites sharing and entertaining, in a home designed for family living as well as gatherings with friends.

Refurbishment works will reveal the full potential of this property and allow you to shape it to your own vision.

Location highlights:

Residential area among the most sought-after in Bordeaux
Calm, family-friendly and secure environment

Private schools:
Grand Lebrun (from kindergarten to high school)
Sainte-Marie Grand Lebrun
Tivoli

Public schools:

Bel Air Elementary School
Camille Jullian High School (school sector)

Nearby amenities:
Local shops (bakery, pharmacy, grocery stores) – 3 to 5 minutes walk
Avenue Louis Barthou and its shops – 5 to 7 minutes walk
Caudéran Market – approximately 8 to 10 minutes walk
Supermarkets – 5 minutes by car

Price (including agency fees): €995,000
Agency fees included, payable by the buyer: 4.08% (€39,000)
Net seller price: €956,000

Energy rating:
DPE: 258 (E) – GES: 51 (E)
Estimated annual energy costs: between €4,900 and €6,720

For further information or to arrange a viewing, please contact Laura FORNES
Commercial agent – RSAC 522410877
Professional liability insurance: 62571004

Information on potential risks to which this property is exposed is available upon request or on the Géorisques website: www.georisques.gouv.fr

All our properties on www.immoba.fr

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FEATURES

Property type:	House	Area:	230.0 m²	Number of rooms:	9 rooms
Number of bedrooms:	4 bedrooms				

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ENERGY PERFORMANCE DIAGNOSIS

Energy performance diagnosis (EPD): E 252

Greenhouse gas emissions (GHG) index: E 51

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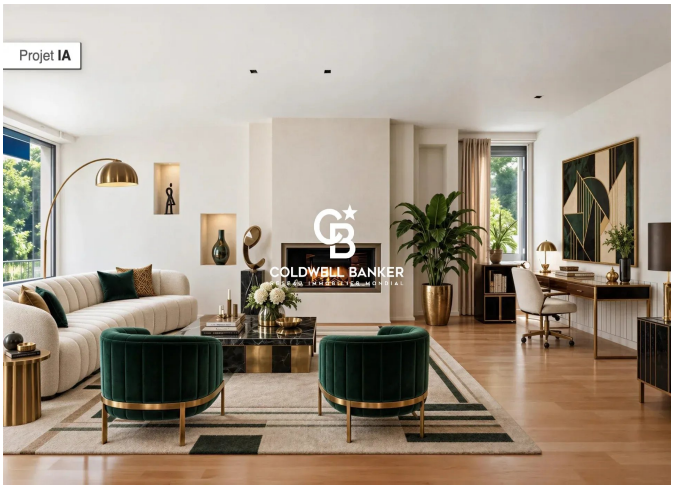

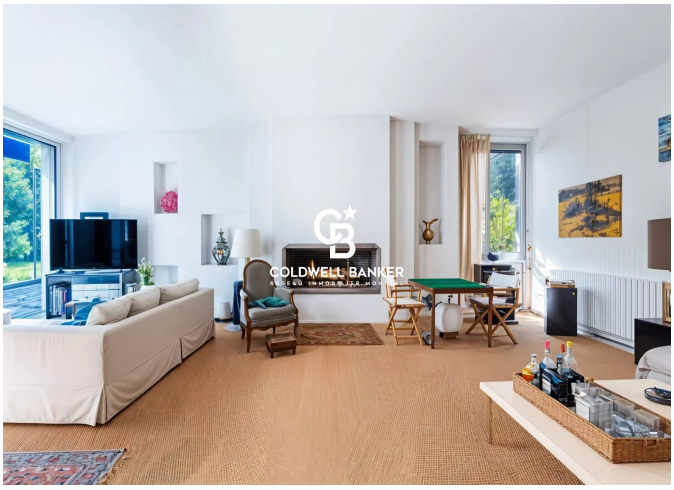



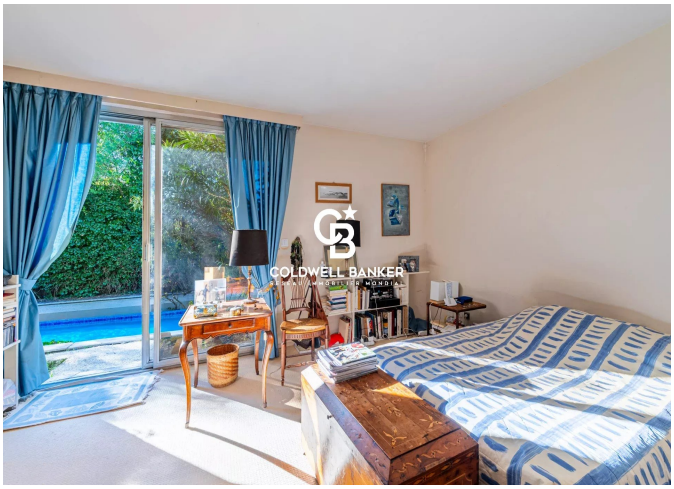

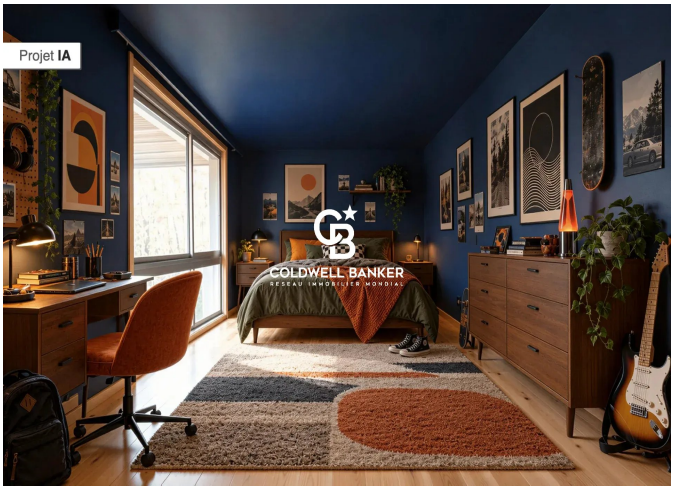



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