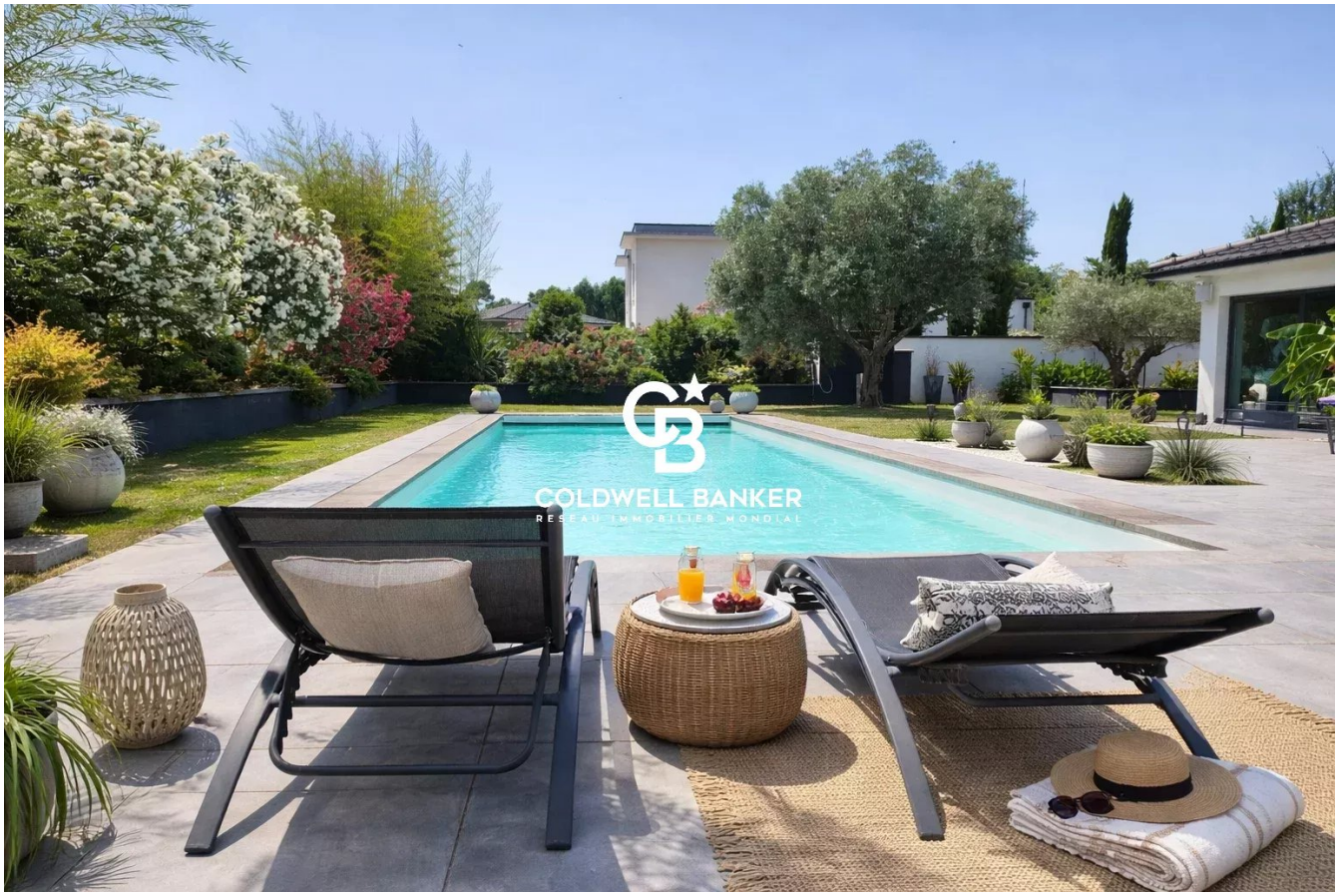
COLDWELL BANKER
EUROPA REALTY

House Bouliac 257 m²



SALE PRICE : 1 295 000 €

EMAIL : IMMOBA@COLDWELLBANKER.FR

13 cours Tournon
France, 33000, Bordeaux

PHONE : +33557340139
immoba@coldwellbanker.fr

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DESCRIPTION

Coldwell Banker Bordeaux Premium invites you to discover this stunning contemporary villa of 257 m², ideally located on the heights of Bouliac, in the heart of a sought-after and green residential area.

Set on a fully enclosed and landscaped 2,051 m² south-facing plot, this rare property impresses with its generous spaces, natural light, and high-end features.

It offers an 88 m² living area filled with light, featuring a double-sided fireplace, a fully equipped open-plan kitchen, a pantry, and a magnificent master suite. A second suite, two versatile offices, a laundry room, and an additional shower room complete this level.

Upstairs, two bedrooms with built-in wardrobes (one with a private terrace), a shower room, and a TV lounge complete the night area.

The outdoor spaces are meticulously maintained: three tiled terraces, a 13 x 4 m heated saltwater pool (with new reinforced liner and submerged electric cover), and a 45 m² outbuilding with a garage, workshop, and basement cellar.

Optimal comfort features include: underfloor heating via heat pump, reversible air conditioning, centralized shutters, aluminum window frames, bioclimatic pergola with electric blinds, Verisure alarm system, fiber optic internet, automatic irrigation, robotic lawn mower, and motorized gate.

Only 13 minutes from Saint-Jean train station and downtown Bordeaux, close to schools, shops, and transport to top-rated educational institutions.

A rare property combining elegance, comfort, and an exceptional location.

Energy performance: DPE B (85) / GES A (2)
Estimated annual energy consumption: between €1,680 and €2,330

Fees payable by the buyer
Price 1 295 000€, honoraires 3.5%47 000€,
1 248 000€ net vendeur.

Contact: Corinne Prémont
Independent Sales Agent
RSAC: 384 152 203 / RCP: 127 100 479

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FEATURES

Property type:	House	Area:	257.46 m²	Number of rooms:	9 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): B 85

Greenhouse gas emissions (GHG) index: A 2

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