COLDWELL BANKER
EUROPA REALTY

House Le Bouscat 180 m²



SALE PRICE : 998 000 €

EMAIL : IMMOBA@COLDWELLBANKER.FR

EXCLUSIVITY

13 cours Tournon
France, 33000, Bordeaux

PHONE : +33557340139
immoba@coldwellbanker.fr

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DESCRIPTION

Coldwell Banker, a specialist in luxury real estate in Bordeaux and its surroundings, is delighted to exclusively present this stunning villa of approximately 195 m², located in a peaceful and sought-after cul-de-sac in Le Bouscat.

Built in 2017, this property offers the perfect blend of modern comfort and an exceptional living environment.

The spacious living and kitchen area opens directly onto a south-facing terrace—ideal for entertaining family and friends in a warm and welcoming setting.

The night area features five bedrooms, including a master suite with private bathroom and walk-in closet, ensuring optimal comfort.

High-end features include a fully equipped premium kitchen, underfloor heating, reversible air conditioning, a fireplace, a wine cellar, a heated saltwater pool, and a garage.

This upscale property stands out for its superior-quality finishes and refined interior layout. Its elegant architecture with clean lines blends seamlessly into its calm and green surroundings.

Energy performance: DPE A (43) / GES A (5)
Estimated annual energy costs: between €660 and €960

Fees paid by the seller
Contact: Stéphane Laroche
Independent Sales Agent
RSAC: 828 362 285 / RCP: 127 100 479

Schedule a viewing today and find all our listings on IMMOBA.

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FEATURES

Property type:	House	Area:	180.0 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 43

Greenhouse gas emissions (GHG) index: A 5

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