COLDWELL BANKER
EUROPA REALTY

House Le Bouscat 278 m²



SALE PRICE : 1 395 000 €

EMAIL : IMMOBA@COLDWELLBANKER.FR

EXCLUSIVITY

13 cours Tournon
France, 33000, Bordeaux

PHONE : +33557340139
immoba@coldwellbanker.fr

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DESCRIPTION

The Coldwell Banker Immoba Realty agency is pleased to present to you exclusively this magnificent 19th-century stone property, nestled in the heart of Le Bouscat in one of the most sought-after neighborhoods, just a few steps from tram D.

Renovated in 2017, it offers a rare and privileged living environment. Its authentic charm, combined with modern features, makes it a unique property. The house has 5 spacious bedrooms, including a master suite. The large living room, facing due south, benefits from exceptional natural light and offers a breathtaking view of the landscaped garden and the pool.

The generous ceiling heights and the high-quality materials used in the renovation bring a warm and refined atmosphere to every room. Outside, a superb swimming pool invites relaxation and the enjoyment of sunny days.

A rare property that will appeal to lovers of fine stone and contemporary comfort, just a short walk from the shops and transport in Le Bouscat.

DPE 114 (C) and GES 14 (C)
Estimated annual energy costs €2,610–€3,600/year
Fees payable by the seller.
Independent Sales Agent
RSAC: 828362285 / RCP: 127100479

For more information or to arrange a viewing, please contact Stéphane Laroche.
Find all our properties on IMMOBA

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FEATURES

Property type:	House	Area:	278.0 m²	Number of rooms:	7 rooms
Number of bedrooms:	6 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 114

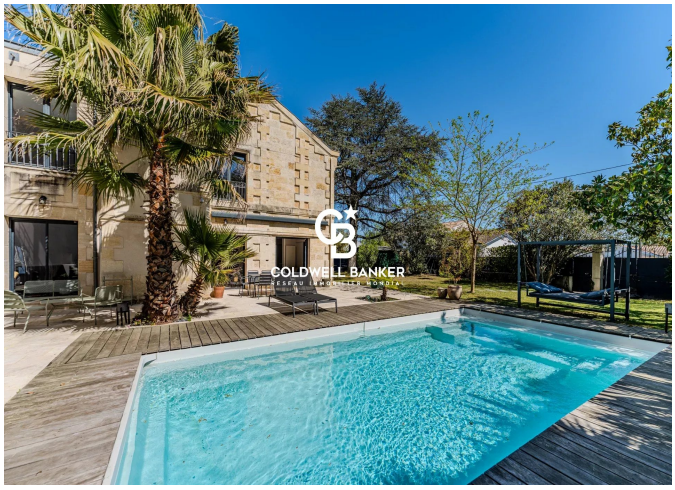
Greenhouse gas emissions (GHG) index: C 14

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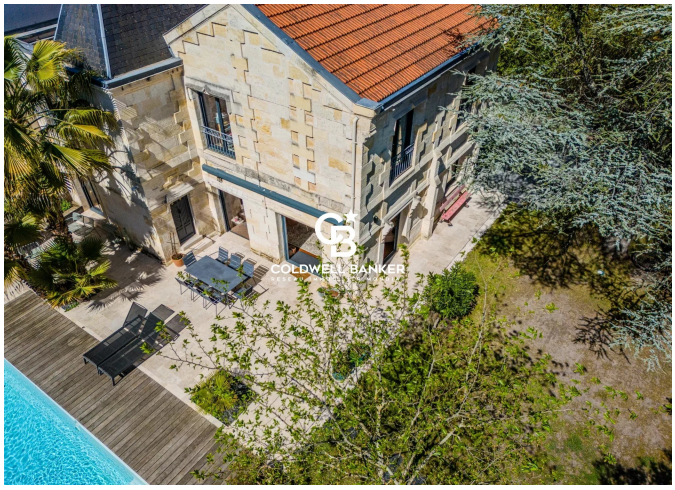
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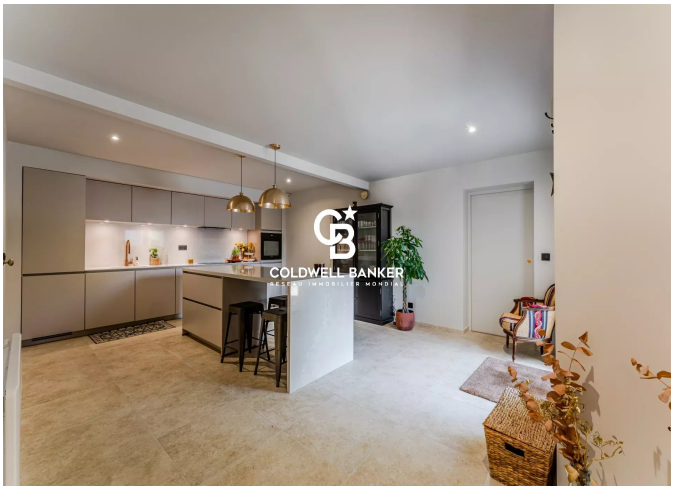
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