COLDWELL BANKER
EUROPA REALTY

House Pessac 205 m²



SALE PRICE : 892 000 €

EMAIL : IMMOBA@COLDWELLBANKER.FR

13 cours Tournon
France, 33000, Bordeaux

PHONE : +33557340139
immoba@coldwellbanker.fr

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DESCRIPTION

Coldwell Banker is privileged to present this exceptional 204 m² property, set in a peaceful and highly sought-after neighborhood, completely free from any nuisance.

A Subtle Blend of Period Charm and Contemporary Comfort

Built in 1930 and enhanced by a harmonious extension as well as a comprehensive renovation, this home offers a seamless blend of classic architectural elegance and high-end modern amenities (brand-new joinery, high energy performance, optimal natural light).

Generous Volumes and Single-Story Living

From the moment you enter, you will be captivated by a vast, light-filled through-living space, featuring a cozy salon and a fully equipped kitchen.

The layout of the home offers ideal flexibility:

Ground floor: Convenient single-story living with two spacious bedrooms, a large reception area, and direct access to outdoor terraces.

First floor: Two additional exceptionally large bedrooms, each with its own en-suite shower room.

Set on a magnificent 1,900 m² fully wooded plot, the house opens onto a private oasis of tranquility, completely secluded from view. The large private swimming pool, surrounded by expansive terraces, invites you to relax and unwind.

A new property in Pessac to discover without delay.

Kitchen, bedroom, and living room photos: AI interior design staging proposal.

Energy Performance Certificate (DPE): D (186)

Greenhouse Gas Emissions (GES): D (41)

Estimated annual energy costs: Between €3,300 and €4,520 per year

Information on the risks to which this property is exposed is available on: www.georisques.gouv.fr

Net Seller Price: €850,000

Buyer's Agency Fees (5%): €42,000

Total Selling Price: €892,000

Contact:

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Independent Real Estate Agent

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FEATURES

Property type:	House	Area:	205.0 m²	Number of rooms:	7 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): D 186

Greenhouse gas emissions (GHG) index: D 41

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