COLDWELL BANKER
EUROPA REALTY

House Pessac 226 m²



SALE PRICE : 971 000 €

EMAIL : IMMOBA@COLDWELLBANKER.FR

13 cours Tournon
France, 33000, Bordeaux

PHONE : +33557340139
immoba@coldwellbanker.fr

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DESCRIPTION

Coldwell Banker Bordeaux is pleased to present this beautiful family property set in a privileged, green environment, just 5 minutes from the center of Pessac Magonty, close to schools, shops, and public transport.

Set in the heart of a landscaped park of over one hectare, this property offers a rare and preserved lifestyle with a swimming pool, covered terrace, and outbuildings.

The house, approximately 225 sqm and mostly on one level, features generous volumes, abundant natural light, and lovely views over the park. It includes four bedrooms, a warm living area with stoves, and a large, welcoming kitchen.

The estate also boasts a pond, a fenced paddock, and horse boxes—ideal for nature lovers and equestrian enthusiasts.

A truly exceptional setting—like a waking dream for those who cherish nature.
A must-see property!

Energy rating: C (200)
GHG emissions: C (40)
Estimated annual energy costs: between €1,886 and €2,552

Information on potential risks for this property is available at: www.georisques.gouv

Price: €930,000 (net seller)
Fees payable by the buyer: 4.5% (€41,000)
Total sale price: € 971000

Contact:
Corinne Prémont
Independent Sales Agent
RSAC: 384152203 / RCP: 127 100 479

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FEATURES

Property type:	House	Area:	226.0 m²	Number of rooms:	7 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): C 136

Greenhouse gas emissions (GHG) index: C 16

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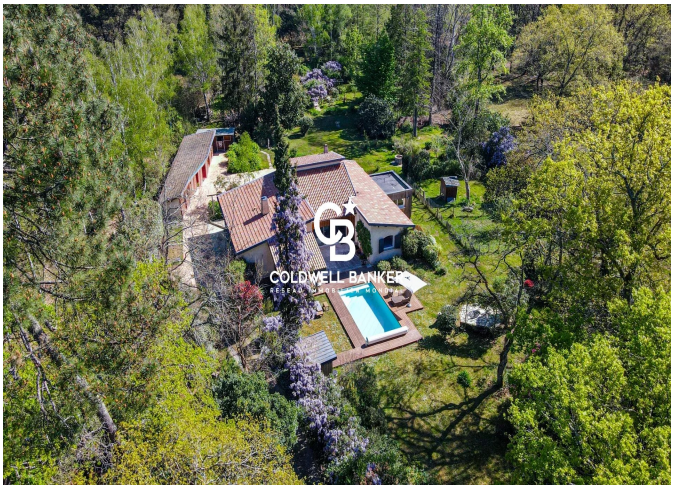











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