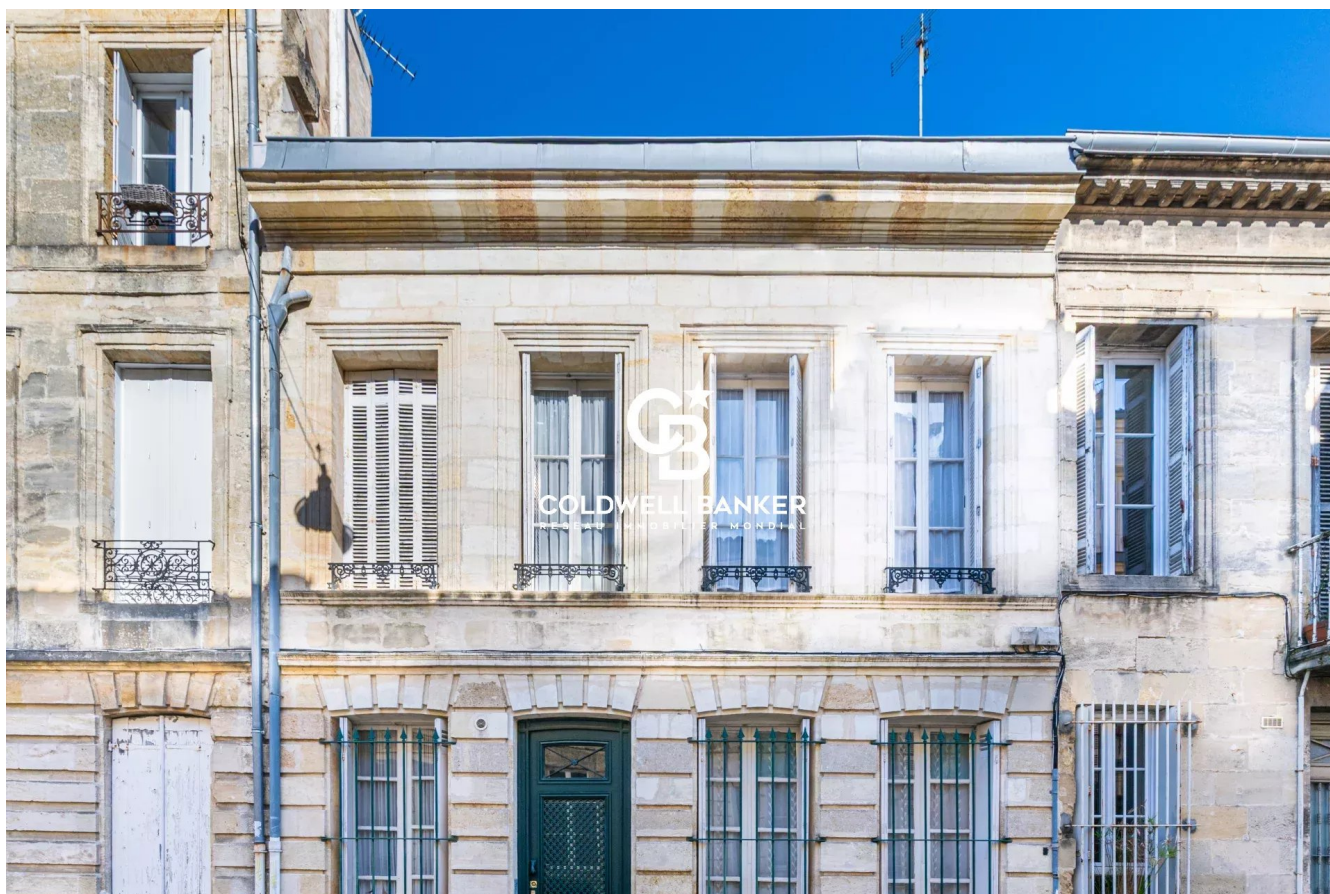


Maison Bordeaux 100 m<sup>2</sup>

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PRIX DE VENTE : 550 000 €

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EMAIL : [IMMOBA@COLDWELLBANKER.FR](mailto:IMMOBA@COLDWELLBANKER.FR)

## DESCRIPTION

Located in one of Bordeaux's most sought-after neighbourhoods, just steps from the Saint-Seurin Basilica and tucked away on a quiet street, Coldwell Banker Bordeaux Tourny is pleased to present this charming stone townhouse, instantly appealing with its beautiful façade.

Offering approximately 100 m<sup>2</sup> of living space, this rare family-style home includes four bedrooms, a study, a bathroom, a separate washroom, and a well-balanced layout.

The cosy living room exudes charm with its warm atmosphere and period features: elegant parquet flooring, fireplace, and original cornices.

A spacious double cellar in the basement offers great potential for conversion—think home cinema, games room, or additional storage space.

This is a unique opportunity for a family looking to settle in a central, lively, and desirable area, with all amenities, shops, and schools just moments away.

A truly exceptional location and a rare find in this area, offering so many bedrooms.

Energy performance: DPE D (228) / GES D (49)

Estimated annual energy costs: between €2,020 and €2,790

Fees paid by the seller

Risk information available at: [www.georisques.gouv.fr](http://www.georisques.gouv.fr)

Contact: Aliona RAHACHOVA

Find all our listings at IMMOBA.

## CARACTÉRISTIQUES

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Type de bien :	Maison	Surface :	100.0 m <sup>2</sup>	NB de pièces :	6 rooms
NB de chambres :	4 bedrooms				

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Les informations sur les risques auxquels ce bien est exposé sont disponibles sur le site Géorisques : [www.georisques.gouv.fr](http://www.georisques.gouv.fr)

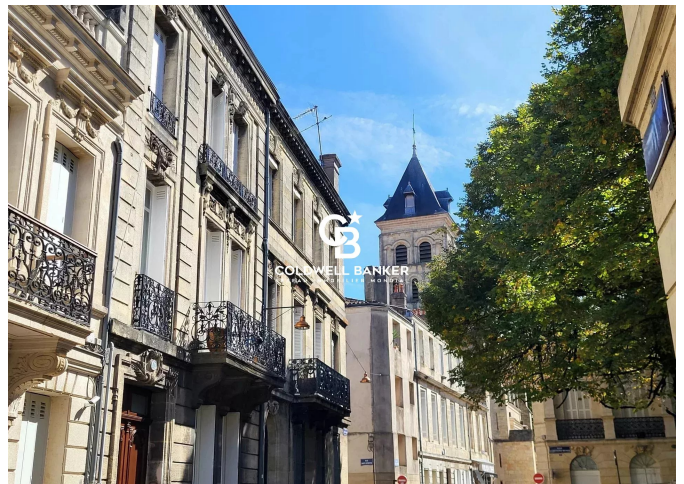
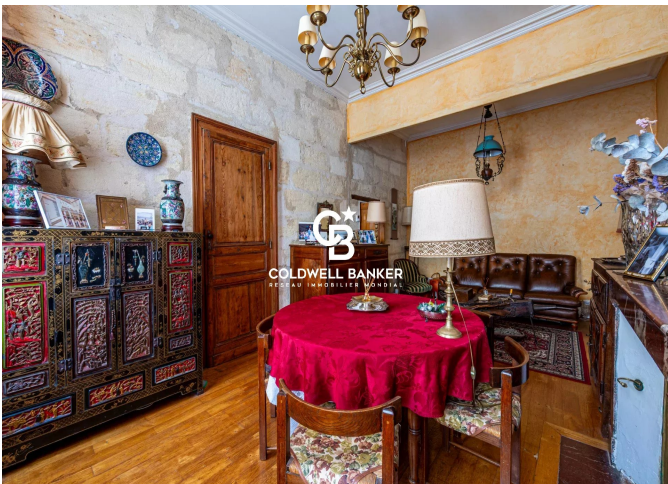
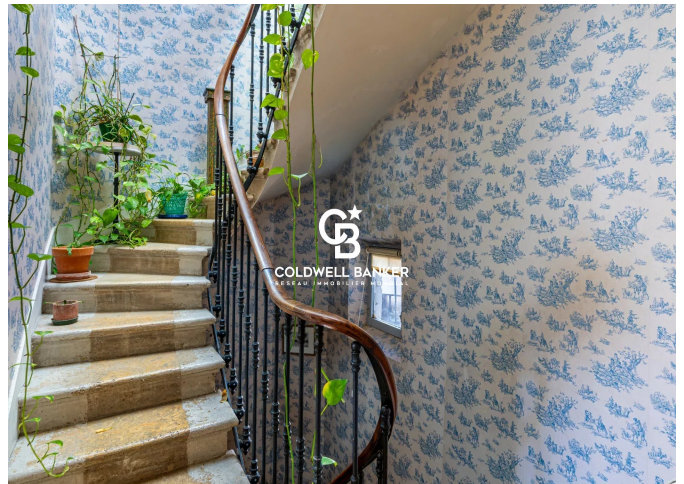
## DIAGNOSTIC DE PERFORMANCE ÉNERGÉTIQUE

Diagnostic de performance énergétique (DPE) : D 228

Indice d'émission de gaz à effet de serre (GES) : D 49



**COLDWELL BANKER**  
**EUROPA REALTY**



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