

Maison Bordeaux 175 m²



PRIX DE VENTE : 1 400 000 €

EMAIL : IMMOBA@COLDWELLBANKER.FR

DESCRIPTION

Just steps from the Jardin Public, in one of Bordeaux's most sought-after locations, this superb stone house offers a rare address and lifestyle, combining high-end finishes, thoughtfully designed volumes, and versatile potential.

Currently operated as a luxury guesthouse, it features four independent bedrooms, each with its own en-suite bathroom and private WC, including one with a covered courtyard and jacuzzi.

On the top floor, a private apartment has been carefully designed as a true living space: a bright and elegant living-dining room, an open-plan kitchen, a bedroom with dressing area, and a well-appointed bathroom.

A confidential property, ideal for continuing a hospitality business or reconfiguring as a family home of distinction, in the heart of an iconic neighborhood.

DPE A (66) / GES A (3)

Estimation des coûts annuels d'énergie : entre 1 140 € et 1 550 € par an

Fees payable by the seller

For more information, please contact Vincent Macary, Commercial Agent (EI)

RSAC 909 975 096

RCP 127100479

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CARACTÉRISTIQUES

Type de bien :	Maison	Surface :	175.0 m ²	Taxe foncière :	€3.00
NB de pièces :	6 rooms	NB de chambres :	5 bedrooms		

Les informations sur les risques auxquels ce bien est exposé sont disponibles sur le site Géorisques : www.georisques.gouv.fr

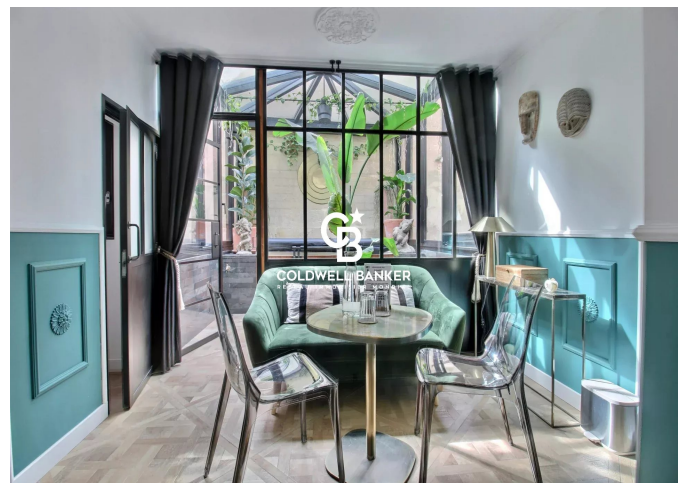
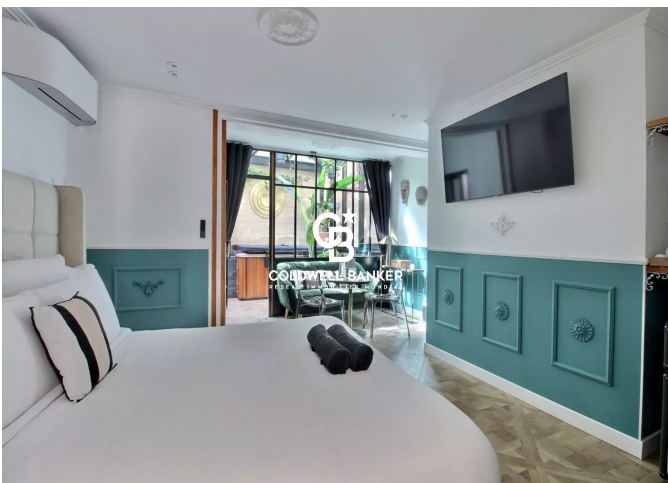
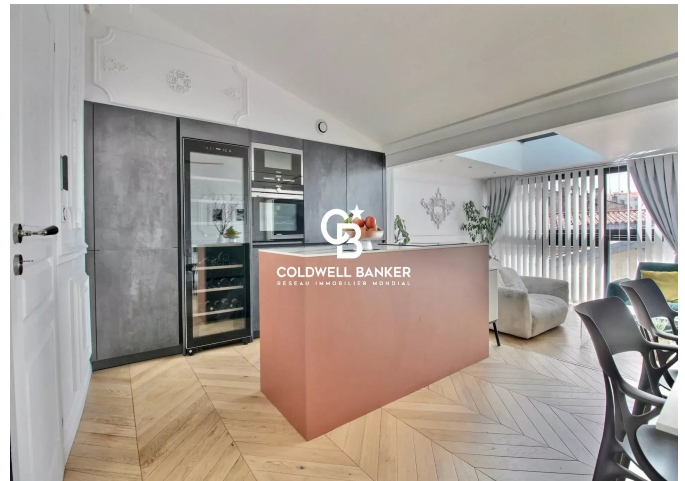
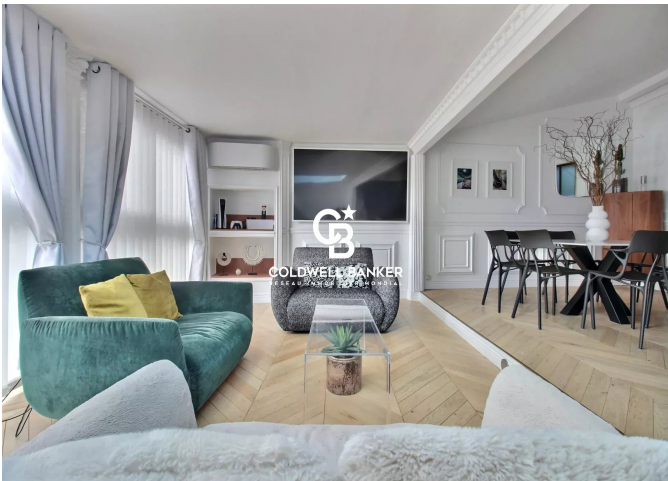
DIAGNOSTIC DE PERFORMANCE ÉNERGÉTIQUE

Diagnostic de performance énergétique (DPE) : A 66

Indice d'émission de gaz à effet de serre (GES) : A 3



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