

Maison Bordeaux 200 m²



PRIX DE VENTE : 997 000 €

EMAIL : IMMOBA@COLDWELLBANKER.FR

DESCRIPTION

In the heart of the highly sought-after Saint-Seurin district, on a quiet street, this beautiful stone house offers approximately 200 m² of living space and charms with its authentic character, generous proportions and strong potential for development.

Built over several levels, it opens onto a planted garden of about 210 m², a true green haven in the city, ideal for enjoying special moments with family or friends.

From the entrance, the house reveals a warm atmosphere with a welcoming hallway, an office, a dining room, a separate kitchen that can easily be opened onto the living room, as well as a large, light-filled living room.

On the first floor, the sleeping area offers two bedrooms, a shower room, and two attics providing interesting conversion potential, including the possibility of adding an additional storey to create a new floor according to your plans.

The garden level accommodates two further bedrooms, an office or spare bedroom, a shower room, a bathroom, a WC, as well as a large cellar, providing additional living spaces that are particularly appreciated for a family.

The house can be lived in immediately, retaining the charm of its period features, or can be the subject of a tailor-made renovation to reveal its full potential and adapt perfectly to your lifestyle.

A true family haven, bright and welcoming, offering multiple layout possibilities, in one of Bordeaux's most desirable neighbourhoods.

A rare address, where the spirit of the countryside meets the elegance of Bordeaux living.

Fees payable by the seller.

Energy diagnostics (DPE): 251 (E) GHG emissions (GES): 53 (E)

Estimated annual energy costs for the property:

Between €3,760 and €5,130

For more information or to arrange a viewing contact Laura FORNES

Commercial Agent RSAC 522410877

RCP 62571004

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

CARACTÉRISTIQUES

Type de bien :	Maison	Surface :	200.0 m ²	NB de pièces :	7 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

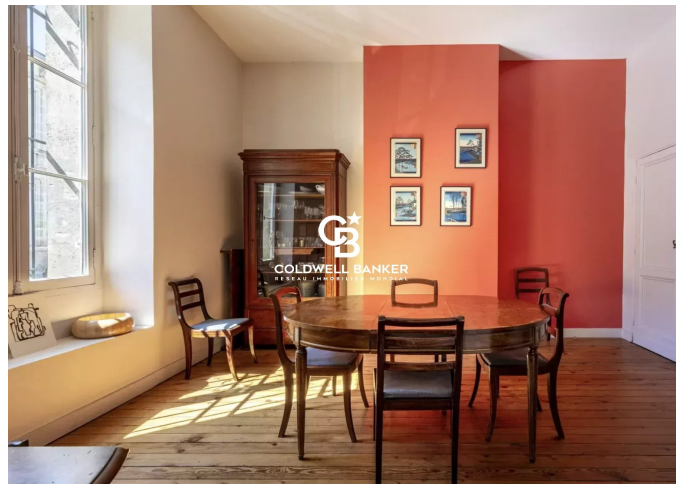
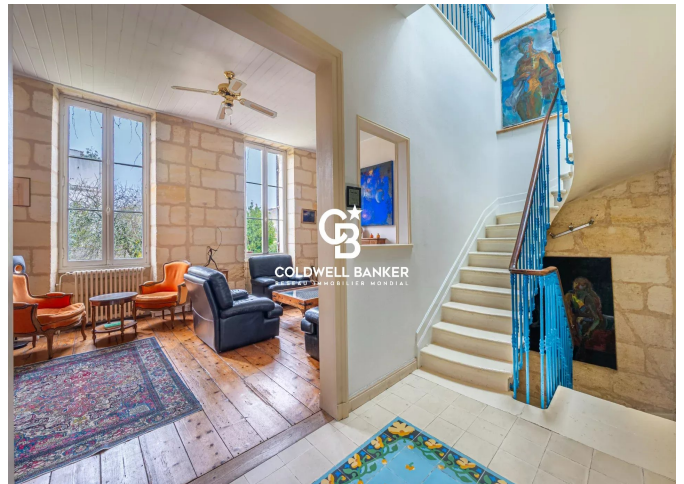
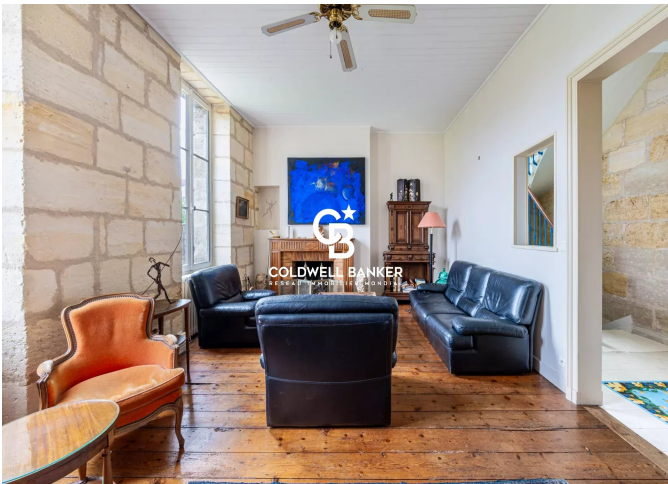
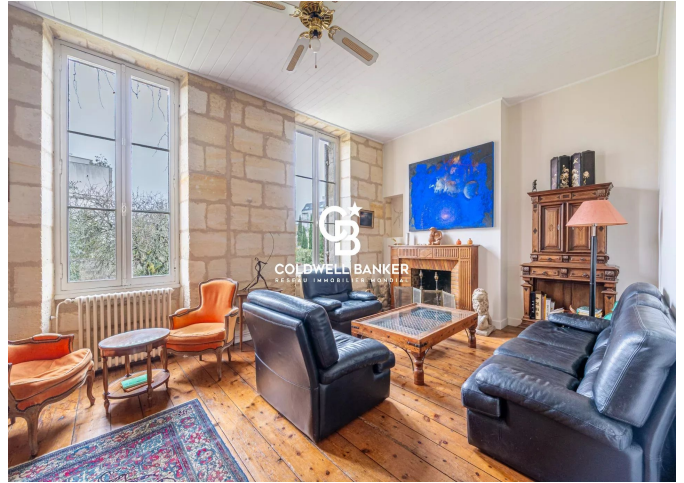
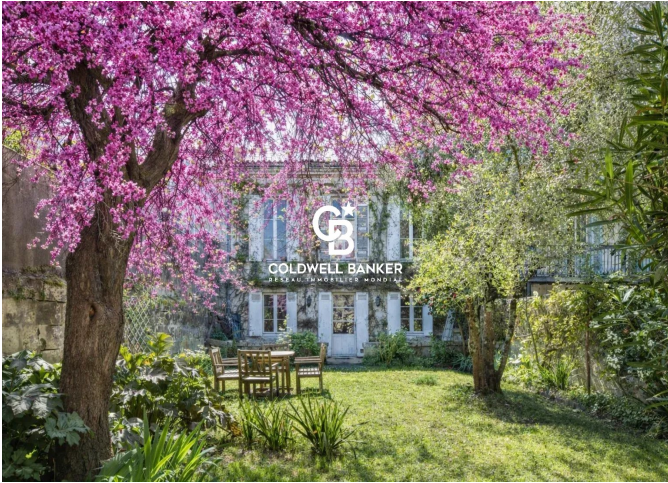
DIAGNOSTIC DE PERFORMANCE ÉNERGÉTIQUE

Diagnostic de performance énergétique (DPE) : D 248

Indice d'émission de gaz à effet de serre (GES) : E 53



COLDWELL BANKER
EUROPA REALTY



13 cours Tournon
France, 33000, Bordeaux



TÉL : +33557340139
immoba@coldwellbanker.fr