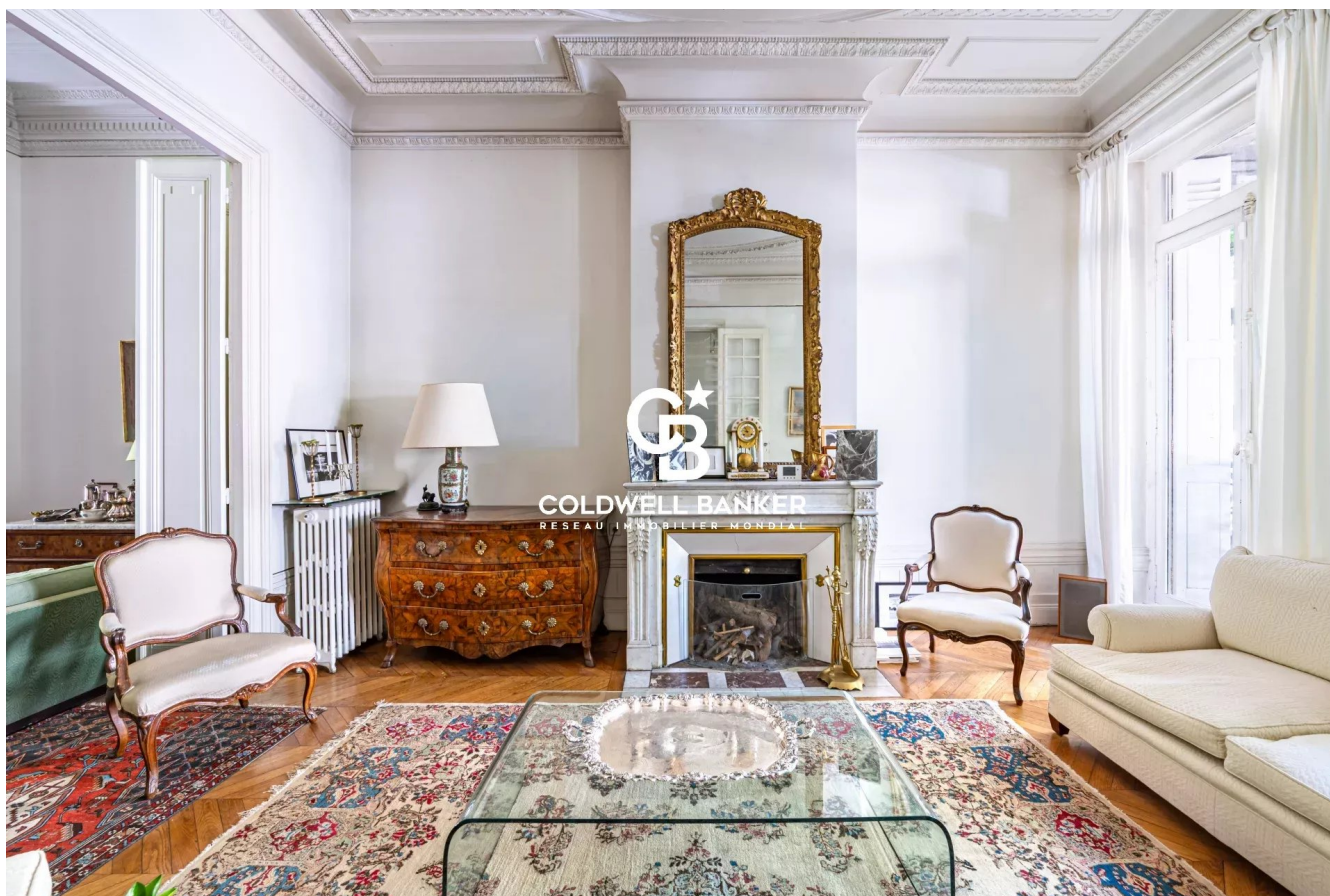


Maison Bordeaux 220 m²



PRIX DE VENTE : 950 000 €

EMAIL : IMMOBA@COLDWELLBANKER.FR

DESCRIPTION

In the heart of one of Bordeaux's most prestigious addresses, discover this elegant family home ideally located just steps away from the Parc Bordelais, the Tivoli and Assomption Sainte Clotilde schools, the shops of Barrière du Médoc, and the tramway.

Behind its characterful façade lies a rare residence where classic Bordeaux bourgeois elegance has been beautifully preserved. Original parquet flooring, refined moldings, fireplaces, generous volumes, and impressive ceiling heights create an atmosphere of remarkable authenticity.

The house has been designed for family living, offering five bedrooms, beautiful reception rooms, and a warm atmosphere enhanced by all the charm of period features.

In addition, a large basement of approximately 70 sqm provides exceptional day-to-day comfort, with ample possibilities for storage, additional living space, or family organization.

The property would benefit from a tasteful modern update, offering the opportunity to create a home tailored to your style while preserving its exceptional character and architectural charm. A rare opportunity to revive an elegant Bordeaux residence in one of the city's most sought-after neighborhoods.

A timeless and character-filled home that is sure to capture your heart.

Energy rating (DPE): 226 (E)

Greenhouse gas emissions (GES): 54 (E)

Estimated annual energy costs: between €5,100 and €6,950 per year

Property price: €950,000 agency fees included.

Agency fees payable by the buyer: €45,000 incl. VAT (5%).

Net seller price: €905,000.

Information on potential risks to which this property is exposed is available at:

www.georisques.gouv

For more information, please contact Aliona Rahachova.

Discover all our properties at www.immoba.fr

CARACTÉRISTIQUES

Type de bien :	Maison	Surface :	220.0 m ²	Taxe foncière :	€4.00
NB de pièces :	8 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

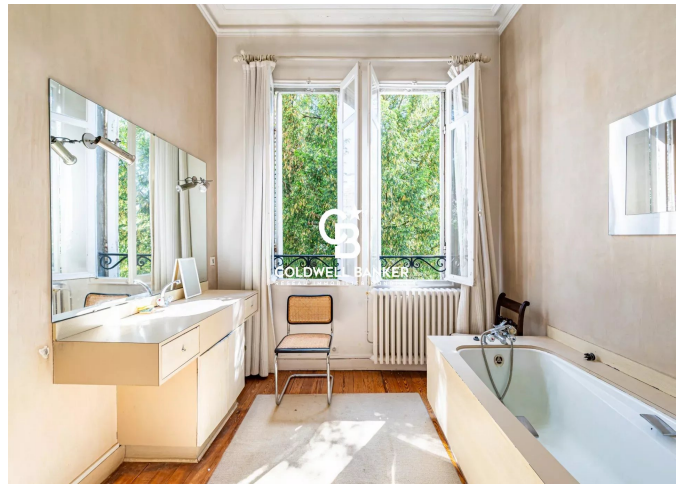
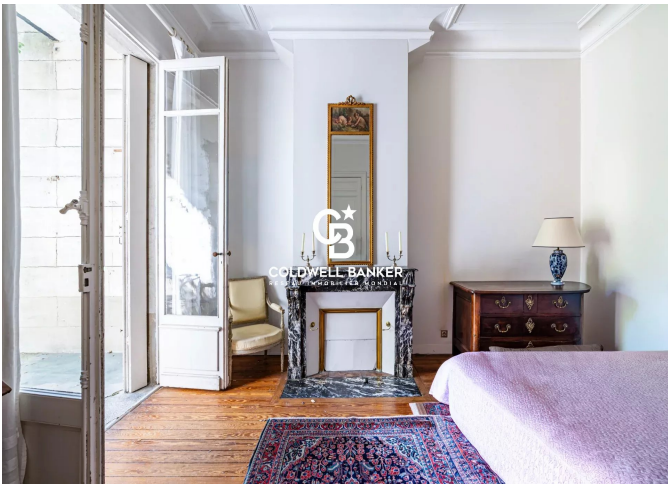
DIAGNOSTIC DE PERFORMANCE ÉNERGÉTIQUE

Diagnostic de performance énergétique (DPE) : E 266

Indice d'émission de gaz à effet de serre (GES) : E 54



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