

Maison Bordeaux 260 m<sup>2</sup>

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PRIX DE VENTE : 1 250 000 €

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## DESCRIPTION

Coldwell Banker Immoba Realty Bordeaux is proud to present this stunning character home, full of charm and soul, located on a quiet street in the highly sought-after Chartrons district. With preserved period features, a beautifully landscaped garden with heated pool, and generous living spaces, this property is a true coup de cœur.

Behind its elegant Art Deco façade, the entrance leads to a bright and spacious double living area with fireplace, parquet floors, and high ceilings. A cozy winter lounge opens onto the fully equipped kitchen and the peaceful, leafy garden, complete with a heated pool. A separate office (11 m<sup>2</sup>) could easily serve as a ground-floor bedroom.

The first floor offers two lovely bedrooms, a bathroom with whirlpool tub, a shower room, and a large walk-in closet of over 10 m<sup>2</sup>.

On the top floor, under the eaves, you'll find a spectacular air-conditioned master suite with its own bathroom, toilet, and custom built-in storage.

The fully finished basement includes a large laundry area, an incredible refrigerated wine cellar, and a secure storage room.

At the rear of the property, a beautiful independent annex houses two additional bedrooms, a fitness area with its own bathroom, and a wellness space with sauna and jacuzzi.

Several secure parking spaces located just 50 meters away may also be available as an option.

Ideally located for comfortable family living, with immediate access to tram lines B & C, shops, schools, daycare centers, restaurants, and all the lifestyle amenities of the Chartrons. The Jardin Public and Garonne riverfront are just a short walk away. A rare find not to be missed!

DPE: C (104) / GES: C (22)

Estimated annual energy costs: pending

Asking price: €1,250,000 HAI (including €50,000 incl. VAT in agency fees, or 4.1% payable by the buyer)

Net seller price: €1,200,000

Check environmental risks for this property at: [www.georisques.gouv.fr](http://www.georisques.gouv.fr)

For more information, contact: Vincent MACARY

Independent Commercial Agent – RSAC 909 975 096 / RCP 127100479

See all our listings on IMMOBA.

## CARACTÉRISTIQUES

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Type de bien :	Maison	Surface :	260.0 m <sup>2</sup>	NB de pièces :	8 rooms
NB de chambres :	5 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)

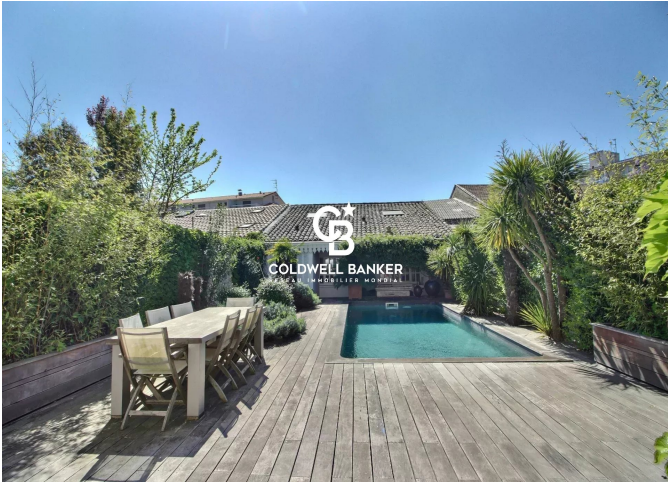
## DIAGNOSTIC DE PERFORMANCE ÉNERGÉTIQUE

Diagnostic de performance énergétique (DPE) : B 104

Indice d'émission de gaz à effet de serre (GES) : C 22



**COLDWELL BANKER**  
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