

Maison Bordeaux 280 m<sup>2</sup>

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PRIX DE VENTE : 1 380 000 €

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

## DESCRIPTION

Coldwell Banker Immoba Realty is pleased to present to you, in the heart of the Saint-Seurin district, this elegant stone family home of approximately 280 m<sup>2</sup>, fully renovated, with a pretty west-facing garden and a secure parking space nearby.

This Bordeaux residence, with its original period features remarkably preserved, charms with its generous proportions, brightness and authentic character: exposed stone, original floorboards, moldings, fireplaces and high ceilings.

The entrance leads to a comfortable living room, an office and a bedroom with its shower room. On the garden level, a large contemporary eat-in kitchen opens widely onto the tree-filled garden, a true peaceful living area, complemented by a utility room and plenty of storage.

The first floor houses a bright master suite with an office and shower room, one lovely bedroom and a bathroom. The top floor is arranged as an independent apartment, ideal for hosting family, guests or a teenager, comprising a living-kitchen area, two bedrooms and a shower room.

A rare address combining elegance, quality of life and old-world charm in one of Bordeaux's most sought-after neighborhoods.

Fees payable by the buyer

Price (including agency fees): €1,380,000

The agency fees payable by the buyer: €66,000 incl. VAT, i.e. 5%, are included

Seller's net price: €1,314,000

Energy Performance (DPE): 152 (C) GHG emissions (GES): 27 (C)

Estimated annual energy costs for the property between €3,580 and €4,940

For more information or to arrange a viewing contact Annie Herte

Commercial Agent RSAC 835 362 922

RCP MA035A20ANPM/O2

Information on the risks to which this property is exposed is available on request or on the Géorisques website: [www.georisques.gouv.fr](http://www.georisques.gouv.fr)

All our properties at [www.immoba.fr](http://www.immoba.fr)

## CARACTÉRISTIQUES

Type de bien :	Maison	Surface :	280.0 m <sup>2</sup>	Taxe foncière :	€3.00
NB de pièces :	9 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](http://www.georisques.gouv.fr)

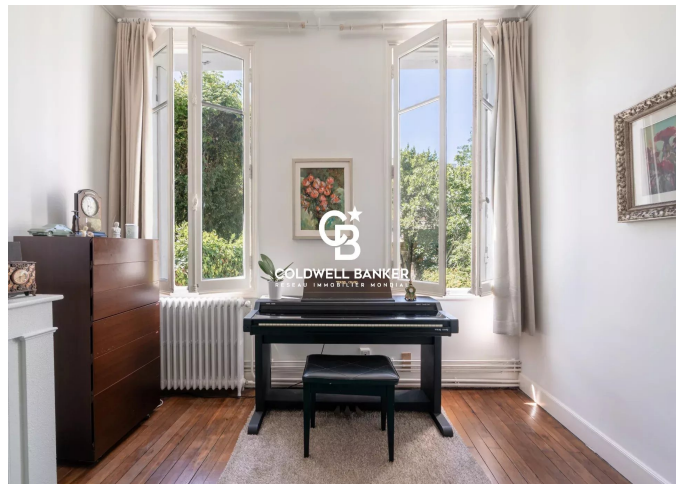
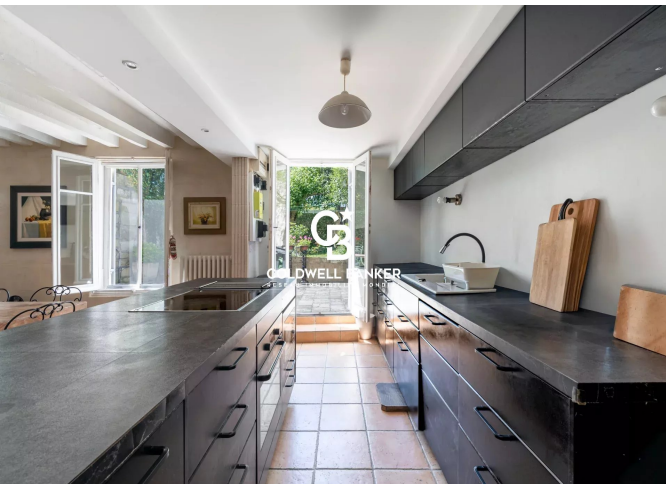
## DIAGNOSTIC DE PERFORMANCE ÉNERGÉTIQUE

Diagnostic de performance énergétique (DPE) : C 152

Indice d'émission de gaz à effet de serre (GES) : C 27



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



13 cours Tournon  
France, 33000, Bordeaux



TÉL : +33557340139  
[immoba@coldwellbanker.fr](mailto:immoba@coldwellbanker.fr)