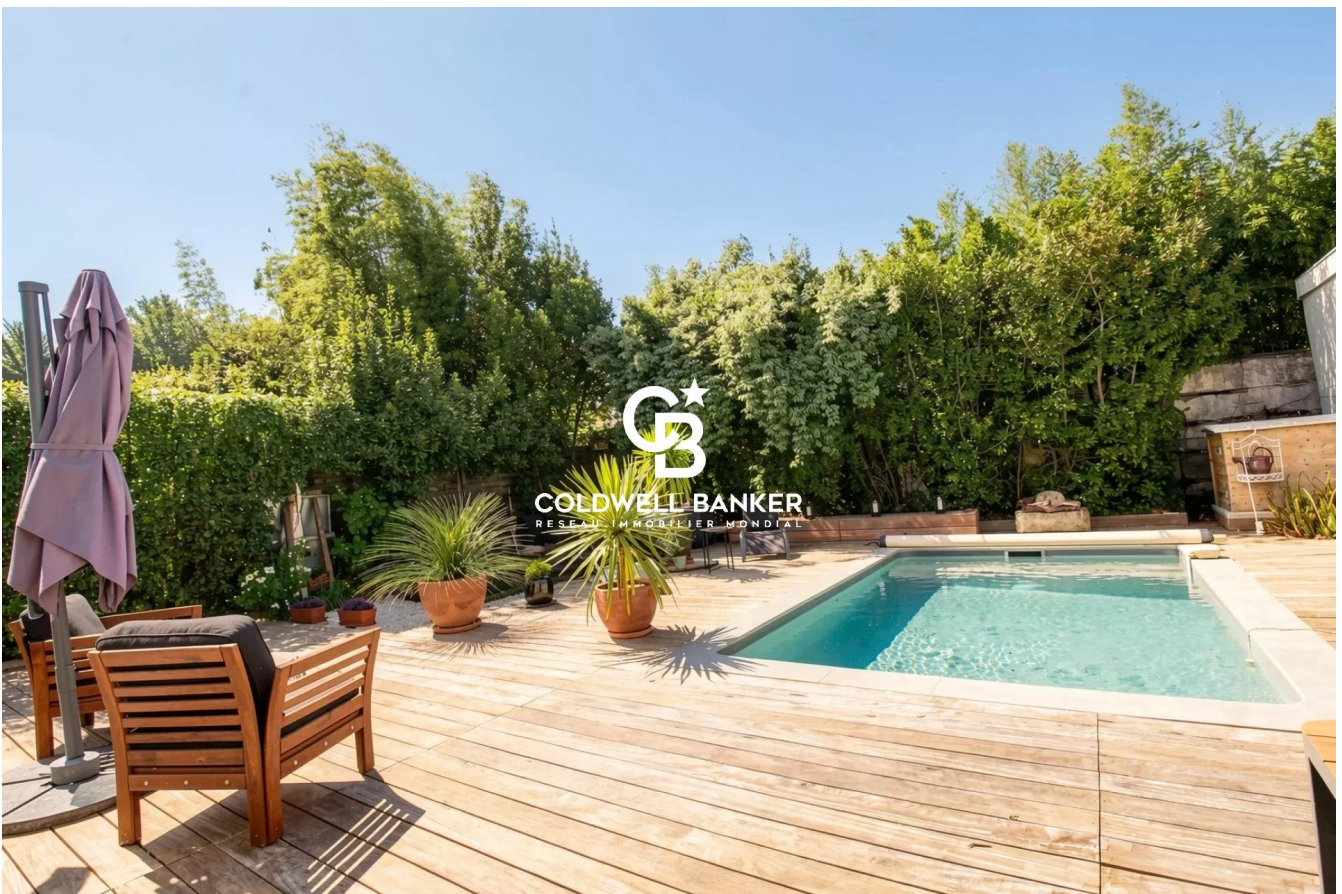


Maison Bordeaux 160 m<sup>2</sup>

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PRIX DE VENTE : 850 000 €

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

EXCLUSIVITÉ

## DESCRIPTION

We are proud to present exclusively this superb Art Deco family stone house, ideally located just steps from public transport, shops, and renowned schools.

This home is a must-see and will charm you from the entrance with its elegant stone façade and picturesque front garden.

The property features an entrance hall, a bright and spacious living room with a wood-burning insert, a fully equipped kitchen, and a laundry room.

Night area: Four beautiful bedrooms with ample storage, including a master suite with private shower room and walk-in closet, plus an additional shower room.

The garden offers a peaceful retreat with a swimming pool, total privacy, and lush greenery—perfect for relaxation.

This property combines a gentle lifestyle, generous volumes, parquet floors, and quality materials—everything to delight design and comfort lovers.

Bonus: Recent renovations including the roof, boiler, and terrace make this home a true haven, move-in ready!

A cellar, storage room, and multiple secure parking spaces on the property complete this high-quality offering.

More photos or a visit? Contact Ms. Alexandra ARNAUD

Energy performance: DPE D (240) / GES D (35)

Estimated annual energy costs: between €2,880 and €3,980

Fees paid by the seller

Risk information available at: [www.georisques.gouv.fr](http://www.georisques.gouv.fr)

Independent Sales Agent

RSAC: 880 872 122 / RCP: 127 100 479

## CARACTÉRISTIQUES

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Type de bien :	Maison	Surface :	160.0 m <sup>2</sup>	NB de pièces :	5 rooms
NB de chambres :	4 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)

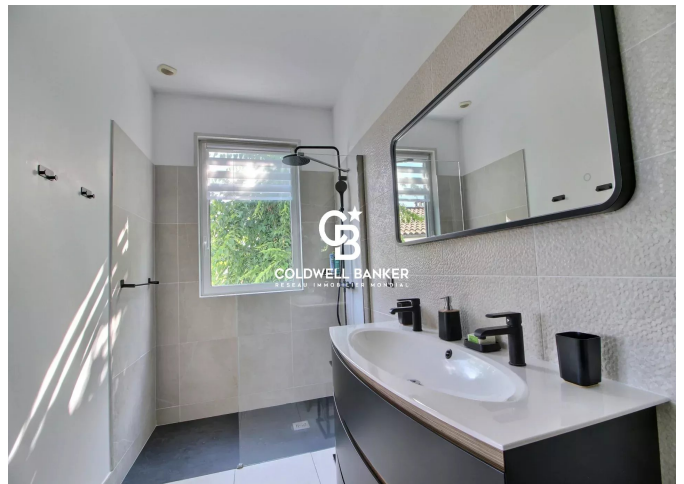
## DIAGNOSTIC DE PERFORMANCE ÉNERGÉTIQUE

Diagnostic de performance énergétique (DPE) : D 240

Indice d'émission de gaz à effet de serre (GES) : D 35



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



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