

Maison Bordeaux 230 m²



PRIX DE VENTE : 998 000 €

EMAIL : IMMOBA@COLDWELLBANKER.FR

DESCRIPTION

Coldwell Banker Immoba Realty is pleased to present this stunning bourgeois-style home, ideally located in the highly sought-after Saint-Genès neighborhood of Bordeaux.

As soon as you step inside, you'll be captivated by the generous proportions and elegant living spaces—including a formal living room, sitting area, dining room, and fully equipped kitchen—all of which open directly onto a charming garden, perfect for enjoying the relaxed Bordeaux lifestyle.

The upper floors feature 4 spacious bedrooms, 2 shower rooms, 1 full bathroom, 3 home offices, and a walk-in wardrobe. A large basement cellar adds to the home's appeal, offering excellent storage or wine cellar potential.

Optional: A secure, enclosed garage that can accommodate up to 3 vehicles is available for purchase in addition.

Ideally located just steps from tram line B, bus routes, shops, and some of Bordeaux's most prestigious schools (school zoning: Alain Fournier and Magendie).

Energy Performance:

DPE: D (198)

GHG emissions: D (40)

Estimated annual energy costs: €2,620–€3,590

Sale Price: €998,000 (including agency fees)

Net seller price: €950,000

Agency fees: €48,000 incl. VAT (5%) paid by the buyer

Contact:

Marie-Lucie Chanraud

Independent Sales Agent

RSAC: 878552314

RCP: 12710419

Discover more properties on IMMOBA

CARACTÉRISTIQUES

Type de bien :	Maison	Surface :	230.0 m ²	Taxe foncière :	€3.00
NB de pièces :	7 rooms	NB de chambres :	4 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 198

Indice d'émission de gaz à effet de serre (GES) : D 40



COLDWELL BANKER
EUROPA REALTY



13 cours Tournon
France, 33000, Bordeaux



TÉL : +33557340139
immoba@coldwellbanker.fr