COLDWELL BANKER
EUROPA REALTY

Private mansion Bordeaux 363 m²



SALE PRICE : 2 990 000 €

EMAIL : IMMOBA@COLDWELLBANKER.FR

13 cours Tournon
France, 33000, Bordeaux

PHONE : +33557340139
immoba@coldwellbanker.fr

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DESCRIPTION

Just moments from Place Tourny, discreetly positioned in a private lane overlooking the Jardin Public, this outstanding 18th-century hôtel particulier embodies the elegance and grandeur of historic Bordeaux at its finest.

Meticulously restored by master craftsmen, the residence has undergone a remarkable renovation, where original wood paneling, marble fireplaces, stone floors, and period details have been carefully revived to honor the property's heritage while integrating refined contemporary comfort.

A spectacular entrance hall sets an immediate tone of distinction, enhanced by an impressive stone and wrought-iron staircase and preserved original flooring. A lift installation is possible (quotes available), ensuring modern convenience without compromising architectural integrity.
This level also includes a generous office adorned with superb stained-glass windows, a laundry room, and an exceptional triple garage — a rare luxury in the very heart of the city.

The principal reception floor is nothing short of magnificent. Ornate carved paneling, parquet floors, overmantels, and elegant alcoves create an atmosphere of timeless sophistication. These reception rooms extend seamlessly onto a large, sun-filled private terrace — an intimate outdoor retreat shielded from view — alongside a fully appointed kitchen.

The upper floor hosts a refined primary suite and three additional bedrooms with beautifully finished bathrooms, offering comfort and privacy for family and guests alike.

Below, an extraordinary 130 sqm vaulted stone basement presents endless possibilities: private wine cellar, tasting lounge, indoor wellness area, cinema room, or bespoke leisure space tailored to the most discerning lifestyle.

A rare opportunity to acquire a landmark residence combining heritage, privacy, and modern luxury — ideal as a prestigious family home, representative residence, or boutique professional project — in one of Bordeaux's most coveted addresses.

Energy rating: D (189) – D (40)
Estimated annual energy costs: €4,040 – €5,530
Fees payable by the seller.

For private inquiries, please contact Marie-Lucie Chanraud
Agent commercial indépendant
RSAC: 878552314
RCP: 12710419

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FEATURES

Property type:	Private mansion	Area:	363.0 m²	Property tax:	€4.00
Number of rooms:	10 rooms	Number of bedrooms:	4 bedrooms		

Information on the risks to which this property is exposed is available on the Géorisques website: www.georisques.gouv.fr

ENERGY PERFORMANCE DIAGNOSIS

Energy performance diagnosis (EPD): D 189

Greenhouse gas emissions (GHG) index: D 40

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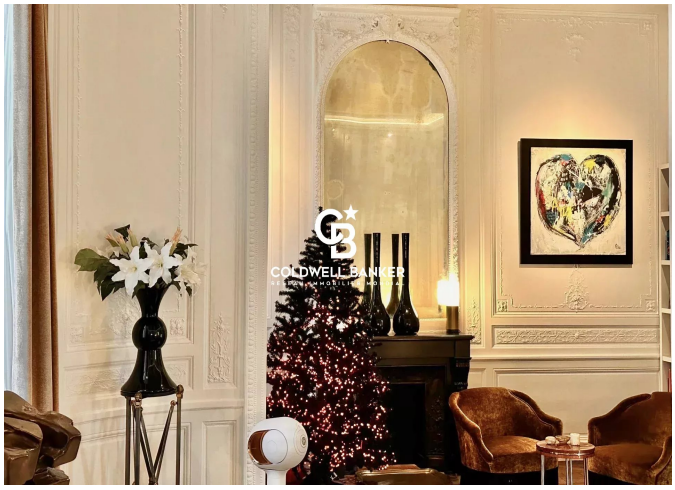
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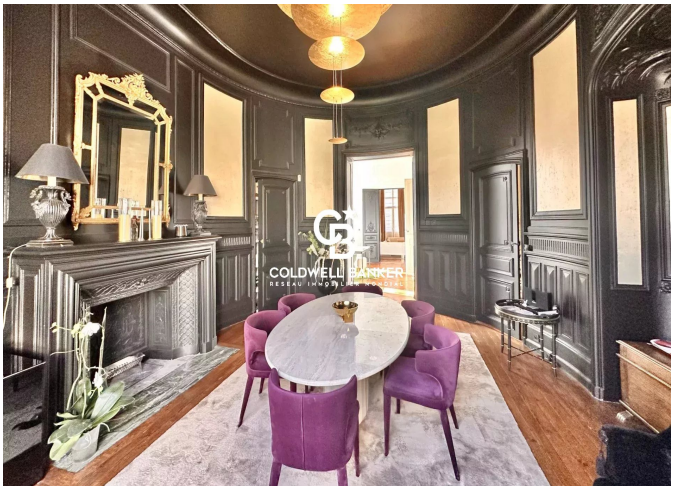
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