

BORDEAUX 33000 FRANCE

€966,000

150 Years

JOHN D WOOD & CO.

London, Country & International Property

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Coldwell Banker Immoba Realty Bordeaux is pleased to present this beautiful top-floor apartment, located in a prestigious residence with elevator access, just a few steps from the Jardin Public and Place Marie Brizard. Set within one of Bordeaux's most sought-after neighborhoods, both lively and elegant, the property enjoys immediate proximity to the tramway with direct access to Gare de Bordeaux-Saint-Jean, as well as an excellent selection of local gourmet food shops including a fishmonger, cheese shop, delicatessens, and beloved neighborhood addresses.

110 m

€966,000



All on one level, the apartment opens onto a pleasant private terrace of 17 sqm — a true extension of the living spaces and an invitation to enjoy the natural light throughout the day. The layout is generous and thoughtfully designed, featuring a spacious light-filled living room with a fully equipped kitchen and high-quality appliances, a second lounge designed as a winter garden, two large bedrooms, an elegant shower room, and a pantry/storage room, always invaluable for everyday living. A private underground parking space within the residence completes this property, offering highly sought-after amenities. A warm and contemporary apartment where comfort, tranquility, and a prime location blend perfectly. Energy rating (DPE): 92 (B) Greenhouse gas emissions (GES): 9 (B) Estimated annual energy costs: between €870 and €1,210 per year Condominium comprising 39 units (no ongoing legal proceedings) Carrez law surface area: 95 sqm Monthly service charges: €211 Property price: €966,000 agency fees included. Agency fees payable by the buyer: €46,000 incl. VAT (5%). Net seller price: €920,000. Information regarding potential risks to which this property is exposed is available at: Géorisques For further information, please contact Aliona Rahachova.



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