

BORDEAUX 33000 FRANCE

€1,380,000

150 Years

JOHN D WOOD & CO.

London, Country & International Property

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Coldwell Banker Immoba Realty is proud to present this elegant family stone house of approximately 280 sqm, ideally located in the heart of the highly sought-after Saint-Seurin district. Fully renovated, the property benefits from a charming west-facing garden and a secure parking space nearby. This beautiful Bordeaux residence, featuring remarkably preserved period details, offers generous volumes, abundant natural light, and authentic charm, including exposed stone walls, original parquet flooring, moldings, fireplaces, and impressive ceiling heights. The entrance hall leads to a comfortable living room, a study, and a bedroom with its own shower room.

280 m

€1,380,000



On the garden level, a spacious contemporary eat-in kitchen opens widely onto the landscaped garden, creating a peaceful and inviting living space, complemented by a laundry room and ample storage. The first floor features a bright master suite with a study area and private shower room, an additional bedroom, and a bathroom. The top floor has been designed as an independent apartment, ideal for guests, teenagers, or extended family, and includes a living room with open-plan kitchen, two bedrooms, and a shower room. A rare address combining elegance, comfort, and the timeless charm of period architecture in one of Bordeaux's most desirable neighborhoods. Agency fees payable by the buyer Price including agency fees: €1,380,000 Agency fees payable by the buyer: €66,000 incl. VAT (5%) Net seller price: €1,314,000 Energy rating: DPE 152 (C) - GES 27 (C) Estimated annual energy costs: between €3,580 and €4,940 For further information or to arrange a viewing, please contact Annie Herte Commercial Agent RSAC 835 362 922 Professional Liability Insurance: MA035A20ANPM/O2 Les informations sur les risques auxquels ce bien est exposé sont disponibles sur demande ou sur le site Géorisques : www.georisques.gouv.fr Tous nos biens sur www.immoba.fr



