



BORDEAUX/CITY CENTRE-5 BEDROOMS FAMILY HOUSE-GARDEN-
SWIMMING POOL



SELLING PRICE : €2,595,000

EMAIL : BORDEAUX@BARNES-INTERNATIONAL.COM

38 cours Georges Clémenceau
33000 Bordeaux



PHONE : +33533093089
bordeaux@barnes-international.com

56 avenue de la Libération
Charles de Gaulle
33110 Le Bouscat

DESCRIPTION

This beautiful 294 sqm stone house, has been entirely renovated in a contemporary style, and has a garden and a swimming pool. On the ground floor, an entrance hall leading to a living room, a dining room and a Bulthaup equipped dining kitchen. On the first floor, a landing leads to two bedrooms, one of which is a master en-suite bedroom opening onto a terrace with a dressing room and a bathroom, and a laundry room. On the second floor, three bedrooms, a bathroom and a shower room. A nice garden with a swimming pool and a cellar complete this property, which is located just a few steps from the “triangle” area.

FEATURES

Type de bien:	House	Surface:	294.0 m ²	Terrain:	190.0 m ²
Charges:	-	Périodicité des charges:	€0.00	Ascenseur:	-
Piscine:	-	Nombre de lots:	-	Taxe foncière:	€4,142.00
Parking:	-	Compléments de loyer:	-	NB de pièces:	7 rooms
NB de chambres:	5 bedrooms	Honoraire à la charge:	from the seller		

Les informations sur les risques auxquels ce bien est exposé sont disponibles sur le site Géorisques : www.georisques.gouv.fr

ENERGY PERFORMANCE DIAGNOSTIC

Diagnostic de performance énergétique (DPE) : C 132kWh/m².year

Indice d'émission de gaz à effet de serre (GES) : C kg CO₂/m².an

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