



BORDEAUX SAINT-SEURIN AREA- 272 SQM HOUSE - 190 SQM FACING SOUTH GARDEN



SELLING PRICE : Sold

EMAIL : BORDEAUX@BARNES-INTERNATIONAL.COM

38 cours Georges Clémenceau
33000 Bordeaux



PHONE : 05 33 09 30 89
bordeaux@barnes-international.com

56 avenue de la Libération
Charles de Gaulle
33110 Le Bouscat

DESCRIPTION

Ideally located, close to the hyper City Center and Saint-Seurin area, this superb 272 sqm house (280 sqm on the ground), has a 190 sqm garden facing South and with no face to face.

The house comprises, on the ground floor, an entrance hall, a large study room with a water point, a triple reception room with double exposure overlooking the garden, an American style kitchen also overlooking the garden, a laundry room.

Upstairs, 2 bedrooms each with its own shower room, a dressing room, a large living room and a bedroom.

Upstairs, 3 bedrooms, a bathroom, 1 shower room and a study room.

Contemporary renovation of high quality, wide house with lots of charm.

2 large vaulted cellars complete this property.

FEATURES

Type de bien:	Apartment	Surface:	272.0 m ²	Terrain:	190.0 m ²
Charges:	-	Périodicité des charges:	-	Ascenseur:	-
Piscine:	-	Nombre de lots:	-	Taxe foncière:	-
Parking:	-	Compléments de loyer:	-	NB de pièces:	10 rooms
NB de chambres:	6 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) : A -2kWh/m².year

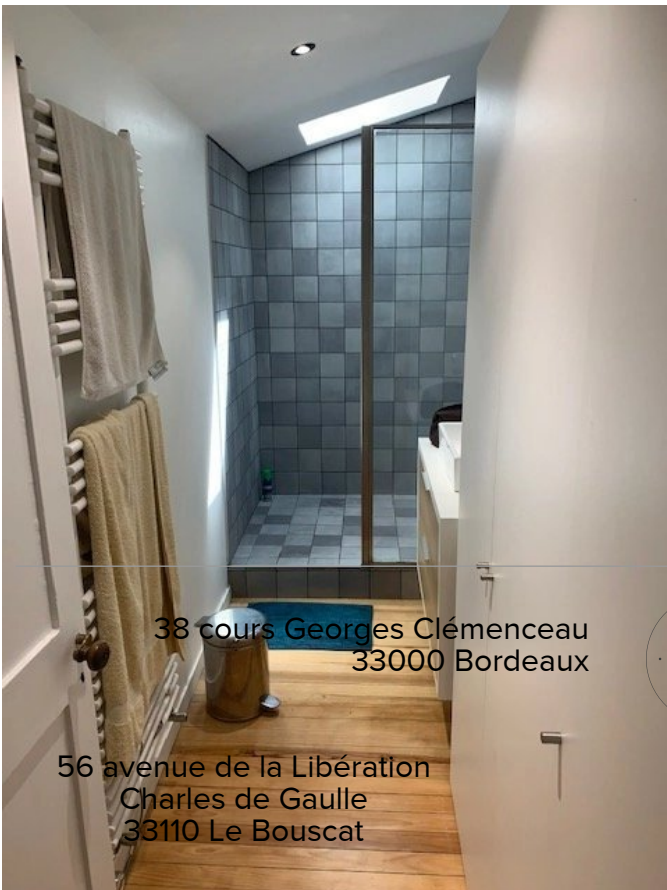
Indice d'émission de gaz à effet de serre (GES) : A kg CO₂/m².an

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