



PALAIS GALLIEN AREA- ARCHITECT'S STYLE HOUSE - 4 BEDROOMS - GARDEN -
SWIMMING POOL



SELLING PRICE : 1 595 000 €

CONTACT : FRANCK ALBY- - MOBILE PHONE 05 33 09 30 89

EMAIL : F.ALBY@BARNES-INTERNATIONAL.COM

38 COURS GEORGES CLEMENCEAU
33000 BORDEAUX



PHONE : +33 (0)5 33 09 30 89
BORDEAUX@BARNES-INTERNATIONAL.COM

NON-CONTRACTUAL INFORMATION
PARIS - GENEVA - LONDON - MOSCOW - NEW YORK - MIAMI - ST BARTH - DEAUVILLE - BASQUE COAST - FRENCH COUNTRYSIDE -
ARCACHON BAY - PERIGORD - PROVENCE - FRENCH RIVIERA - SAINT TROPEZ - CORSICA - COURCHEVEL - MEGEVE

DESCRIPTION

This house has been renovated in a minimalist style and refined by its architects owners. It enjoys a unique location surrounded by greenery and views over the ruins of the Palais Gallien. It is ideally located for a family between the Golden Triangle, the Public Garden and the Saint-Seurin Basilica, close to several schools, day-nurseries, shops and the direct tram line leading to the railway station. Bathed with light as it benefits from a triple exposure, it has a total surface of 287 sqm and has 4 bright bedrooms including a master en-suite bedroom on ground floor facing an island garden, two bathrooms and a shower room, and large living spaces (living room, dining room/kitchen) The living room opens onto a terrace and the garden which extends through a winter garden with a heated indoor swimming pool with upstream swimming. A large and very clear workshop with an independent entrance on ground floor facing a little plaza completes this property with romantic and atypical features. Non-contractual virtual development proposal.

CARACTÉRISTIQUES

Accommodation type :	House / Loft	Fees :	-	Living area :	250 m ²
Land area (m2) :	-	room number :	6	Bedrooms :	4
Expenses :	-	Balcony Surface :	8 m ²	Lift :	No
Swimming pool :	Yes	Energy assessment :	B	Gaz consumption assessment :	D
Number of lots :	-	Fees chargeable :	Seller	Terms tenant loads :	-

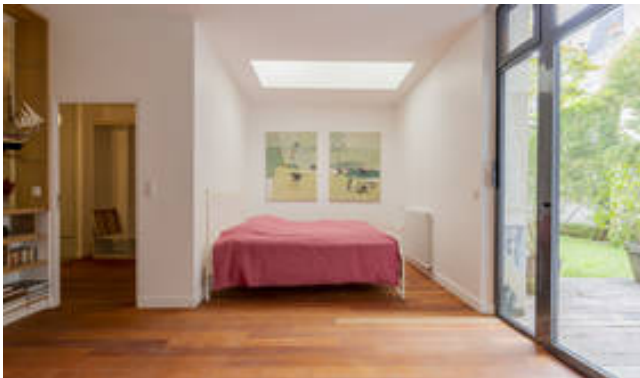
38 COURS GEORGES CLEMENCEAU
33000 BORDEAUX



PHONE : +33 (0)5 33 09 30 89
BORDEAUX@BARNES-INTERNATIONAL.COM

NON-CONTRACTUAL INFORMATION

PARIS - GENEVA - LONDON - MOSCOW - NEW YORK - MIAMI - ST BARTH - DEAUVILLE - BASQUE COAST - FRENCH COUNTRYSIDE -
ARCACHON BAY - PERIGORD - PROVENCE - FRENCH RIVIERA - SAINT TROPEZ - CORSICA - COURCHEVEL - MEGEVE



38 COURS GEORGES CLEMENCEAU
33000 BORDEAUX



PHONE : +33 (0)5 33 09 30 89
BORDEAUX@BARNES-INTERNATIONAL.COM

NON-CONTRACTUAL INFORMATION
PARIS - GENEVA - LONDON - MOSCOW - NEW YORK - MIAMI - ST BARTH - DEAUVILLE - BASQUE COAST - FRENCH COUNTRYSIDE -
ARCACHON BAY - PERIGORD - PROVENCE - FRENCH RIVIERA - SAINT TROPEZ - CORSICA - COURCHEVEL - MEGEVE