



House for sale - Bordeaux Saint Genès area- Garden – Car park

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SELLING PRICE : €1,099,000

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56 avenue de la Libération  
Charles de Gaulle  
33110 Le Bouscat

## DESCRIPTION

This beautiful bourgeois house is located in a quiet street in the heart of the Saint-Genès district, with a facing west garden and a parking area on the plot.

An entrance hall serves pleasant and bright living rooms with old features preserved (parquet, moldings, fireplace), opening onto the garden with no face to face. The dining kitchen is separated and has a pantry.

An independent studio flat with a small kitchen complete this floor.

On the first floor, the landing serves 4 bedrooms, one with a shower room and an independent bathroom.

The master bedroom has a large terrace overlooking the gardens.

Finally, the last level includes two bedrooms and a shower room.

Easy access to enter bikes under a dedicated shelter.

A large healthy cellar completes this family home.

# FEATURES

Type de bien:	House	Surface:	225.0 m <sup>2</sup>	Terrain:	-
Charges:	-	Périodicité des charges:	-	Ascenseur:	-
Piscine:	-	Nombre de lots:	-	Taxe foncière:	€3,200.00
Parking:	-	Compléments de loyer:	-	NB de pièces:	8 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](http://www.georisques.gouv.fr)

## ENERGY PERFORMANCE DIAGNOSTIC

Diagnostic de performance énergétique (DPE) : E 270kWh/m<sup>2</sup>.year

Indice d'émission de gaz à effet de serre (GES) : E kg CO<sub>2</sub>/m<sup>2</sup>.an

Estimated amount of annual energy expenditure for standard use:  
entre \$2,500.00 et \$3,200.00

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