



BORDEAUX CAUDERAN DOWNTOWN- 150 SQM HOUSE- GARDEN - SWIMMING  
POOL - CAR PARK AREA

---



SELLING PRICE : Sold

---

EMAIL : [BORDEAUX@BARNES-INTERNATIONAL.COM](mailto:BORDEAUX@BARNES-INTERNATIONAL.COM)

---

38 cours Georges Clémenceau  
33000 Bordeaux



PHONE : 05 33 09 30 89  
[bordeaux@barnes-international.com](mailto:bordeaux@barnes-international.com)

56 avenue de la Libération  
Charles de Gaulle  
33110 Le Bouscat

## DESCRIPTION

Located on a very quiet street in downtown Caudéran, this newly renovated architect style house benefits , on the ground floor , of an entrance hall leading to a large living room with an open plan kitchen giving on the dining room and this living room is overlooking a 90 sqm garden with a swimming pool. A scullery and guests toilets complete this level. The 1st floor is dedicated to the night area. You can find a master suite bedroom with its dressing room and large bathroom with shower and bath, and a second bedroom with its shower room and its private terrace. A very quiet place in the heart of downtown Caudéran, close to all amenities. A car park area completes this house.

# FEATURES

Type de bien:	House	Surface:	120.0 m <sup>2</sup>	Terrain:	90.0 m <sup>2</sup>
Charges:	-	Périodicité des charges:	€0.00	Ascenseur:	-
Piscine:	-	Nombre de lots:	-	Taxe foncière:	€1,800.00
Parking:	-	Compléments de loyer:	-	NB de pièces:	4 rooms
NB de chambres:	2 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) : ? Not specified

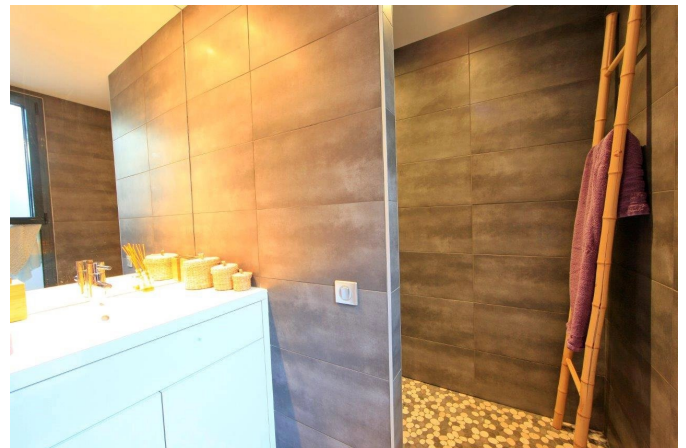
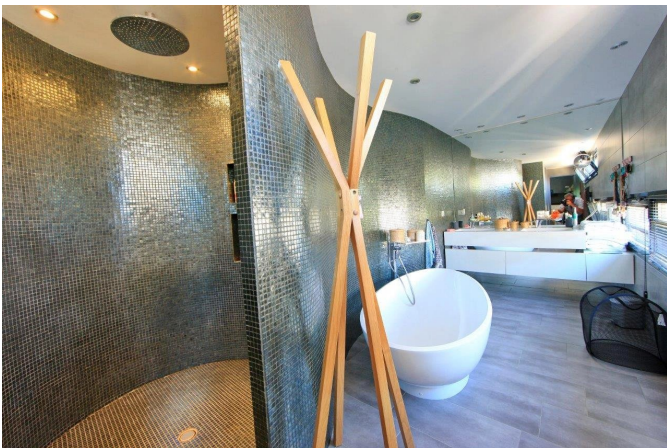
Indice d'émission de gaz à effet de serre (GES) : ? kg CO<sub>2</sub>/m<sup>2</sup>.an

38 cours Georges Clémenceau  
33000 Bordeaux



PHONE : 05 33 09 30 89  
[bordeaux@barnes-international.com](mailto:bordeaux@barnes-international.com)

56 avenue de la Libération  
Charles de Gaulle  
33110 Le Bouscat



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