



EXCLUSIVE SOLE AGENT- HOUSE FOR SALE - BORDEAUX COURTHOUSE  
AREA - RENOVATION NEEDED - GARDEN - GARAGE

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SELLING PRICE : Sold

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

SOLE AGENCY

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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

Ideally located in a quiet street close to the Courthouse and the Tramline, this beautiful stone house needs to be entirely renovated.

You will find three flat areas with a 175 sqm surface in total . Once renovated, you will get about 150 sqm of living area.

On the ground floor, an entrance hall serves a living room opening onto a 45 sqm facing South-West garden.

On the first floor, a landing leads to three bedrooms, one with a terrace on garden side and a bathroom. On the top floor, you can arrange a large master en-suite bedroom with large views over the Bordeaux roofs and the neighbouring gardens. A garage completes this property with high potential. (Non-contractual virtual fit-up proposal)

Contact for visits: Paul Lassalle 06 20 52 49 14

# FEATURES

Type de bien:	House	Surface:	150.0 m <sup>2</sup>	Terrain:	45.0 m <sup>2</sup>
Charges:	-	Périodicité des charges:	-	Ascenseur:	-
Piscine:	-	Nombre de lots:	-	Taxe foncière:	-
Parking:	-	Compléments de loyer:	-	NB de pièces:	5 rooms
NB de chambres:	4 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) : A -2kWh/m<sup>2</sup>.year

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

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