



House for sale - Bordeaux near Saint Augustin area - Garden - Swimming pool - Garage



SELLING PRICE : €998,000

EMAIL : BORDEAUX@BARNES-INTERNATIONAL.COM

38 cours Georges Clémenceau
33000 Bordeaux



PHONE : +33533093089
bordeaux@barnes-international.com

56 avenue de la Libération
Charles de Gaulle
33110 Le Bouscat

DESCRIPTION

Beautiful renovation carried out in 2021 for this house located between Saint Augustin and the Bel air district in Caudéran.

On the ground floor, an entrance hall serves bright living rooms including, a living room with a wood stove and a kitchen with open views over a nice 155 sqm garden, in a quiet area with a swimming pool. This level is completed by a bedroom on ground floor as well as a shower room and a storeroom.

Upstairs, a landing serves two bedrooms, a bathroom, a dressing room and a study room.

At the bottom of the plot, a 21 sqm independent studio flat with a shower room that can serve as a 4th bedroom or a study room.

Finally, a 25 sqm garage completes this bright house that has been completely renovated with quality materials, and is close to shops and public transports.

FEATURES

Type de bien:	House	Surface:	155.0 m ²	Terrain:	155.0 m ²
Charges:	-	Périodicité des charges:	-	Ascenseur:	-
Piscine:	-	Nombre de lots:	-	Taxe foncière:	-
Parking:	-	Compléments de loyer:	-	NB de pièces:	6 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

ENERGY PERFORMANCE DIAGNOSTIC

Diagnostic de performance énergétique (DPE) : C 133kWh/m².year

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

Estimated amount of annual energy expenditure for standard use:
entre \$1,220.00 et \$1,700.00

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