



160 SQM HOUSE FOR SALE - BORDEAUX SAINT SEURIN AREA- 3 BEDROOMS -
GARDEN - TERRACE



SELLING PRICE : Sold

EMAIL : BORDEAUX@BARNES-INTERNATIONAL.COM

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

DESCRIPTION

Located near the “Place des Martyrs de la Résistance” and Gambetta Square, less than 5 minutes walk from schools, shops and transport, discover this pretty 160 sqm typical Bordeaux town house.

On the ground floor, an entrance hall with a reception cloakroom leads to a pleasant, bright, with double exposure living room, a semi-open fitted kitchen giving access to a 10 sqm terrace and a shower room.

Upstairs, a large landing, which can accommodate a study area, leads to two bedrooms. The garden level is dedicated to the parental area. A corridor leads to the parental en-suite bedroom with shower and dressing room, opening onto a 40 sm garden with trees, with no face to face. A study room which can be converted into a bedroom, a storage room and a laundry room complete this level.

A secured parking lot can be rented nearby.

FEATURES

Type de bien:	House	Surface:	160.0 m ²	Terrain:	44.0 m ²
Charges:	-	Périodicité des charges:	-	Ascenseur:	-
Piscine:	-	Nombre de lots:	-	Taxe foncière:	€1,861.00
Parking:	-	Compléments de loyer:	-	NB de pièces:	5 rooms
NB de chambres:	3 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) : A -2kWh/m².year

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

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