



House - Bordeaux Saint-Seurin area - Swimming pool - Garage



SELLING PRICE : €1,050,000

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

This beautiful 161 sqm renovated house is located in the heart of the Saint-Seurin and Saint Bruno districts. It includes an entrance hall that serves a large living room with an open plan kitchen overlooking a 15 sqm terrace. The ground floor includes a master en-suite bedroom with shower room and dressing room, a study room and a laundry room. Upstairs, a bedroom on street side, and on the second floor a bedroom on garden side, a bathroom and a study room.

A garage for a small city car and a 75 sqm garden with swimming pool complete this property.

FEATURES

Type de bien:	House	Surface:	161.0 m ²	Terrain:	75.0 m ²
Charges:	-	Périodicité des charges:	-	Ascenseur:	-
Piscine:	-	Nombre de lots:	-	Taxe foncière:	-
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) : C 165kWh/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 \$1,620.00 et \$2,230.00

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