



BOURGEOIS HOUSE FOR SALE - 4 BEDROOMS - LARGE GARDEN - BORDEAUX  
CROIX BLANCHE

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SELLING PRICE : Sold

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38 cours Georges Clémenceau  
33000 Bordeaux



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56 avenue de la Libération  
Charles de Gaulle  
33110 Le Bouscat

## DESCRIPTION

170 sq. m house recently renovated with a combination of old-world and contemporary charm. On the ground floor, it features a large living/dining room with double exposure and wood floors, moldings and a fireplace, as well as a separate fully equipped kitchen and a lavatory. The 1st floor offers a master suite, 2 bedrooms and a bathroom. The top floor has a 20 sq. m bedroom that could be converted into 2 bedrooms. Large cellar space included. Nearby parking space for rent.

# FEATURES

|                 |            |                          |                      |                |                      |
|-----------------|------------|--------------------------|----------------------|----------------|----------------------|
| Type de bien:   | House      | Surface:                 | 170.0 m <sup>2</sup> | Terrain:       | 100.0 m <sup>2</sup> |
| Charges:        | -          | Périodicité des charges: | €0.00                | Ascenseur:     | -                    |
| Piscine:        | -          | Nombre de lots:          | -                    | Taxe foncière: | €1,532.00            |
| 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) : ? Not specified

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

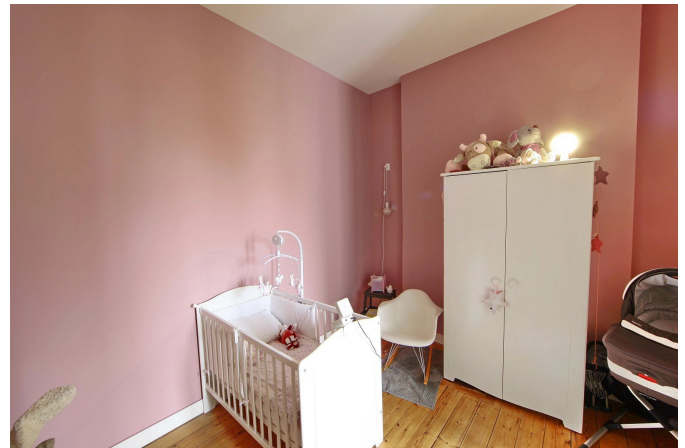
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