



LEOGNAN AREA- 183 SQM CONTEMPORARY HOUSE - 3/4 BEDROOMS -
SWIMMING POOL



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

Beautiful 183 sqm contemporary house located in the heart of an exceptional vineyard, near Bordeaux. The main living room is fully open facing South by large picture windows overlooking a landscaped terrace and equipped with a swim lane. The very bright ground floor consists of a living room with fireplace, an open kitchen with central work top, a dining room, a master bedroom with dressing room and shower room, a study room, a laundry room and a cellar. Upstairs, two bedrooms with linked shower rooms, dressing room and cupboards, and a mezzanine style study room with a vineyards view. A garage and a summer kitchen complete this exceptional property.

FEATURES

Type de bien:	House	Surface:	183.83 m ²	Terrain:	-
Charges:	-	Périodicité des charges:	€0.00	Ascenseur:	-
Piscine:	-	Nombre de lots:	-	Taxe foncière:	€1,691.00
Parking:	-	Compléments de loyer:	-	NB de pièces:	6 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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