



BORDEAUX CROIX BLANCHE AREA- ECHOPPE - 5 BEDROOMS - GARAGE

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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

Very nice double « echoppe » (typical Bordeaux house) which has been renovated with the old features spirit preserved. It is organised on two levels.

On the ground floor, an entrance area (air lock), two beautiful bedrooms on street side, bathroom and dressing room, large living-dining room flooded with light overlooking the garden.

Partially open plan "workshop style » kitchen, pantry-laundry room.

On the ground floor, very nice living room TV/games room opening onto the garden, laundry room, three bedrooms and shower room.

A lovely south/west facing garden completes this beautiful house.

Close to shops, transport and schools.

Possibility to buy a parking lot nearby.

# FEATURES

Type de bien:	House	Surface:	198.0 m <sup>2</sup>	Terrain:	90.0 m <sup>2</sup>
Charges:	€144.00	Périodicité des charges:	€0.00	Ascenseur:	-
Piscine:	-	Nombre de lots:	-	Taxe foncière:	€2,527.00
Parking:	-	Compléments de loyer:	-	NB de pièces:	7 rooms
NB de chambres:	5 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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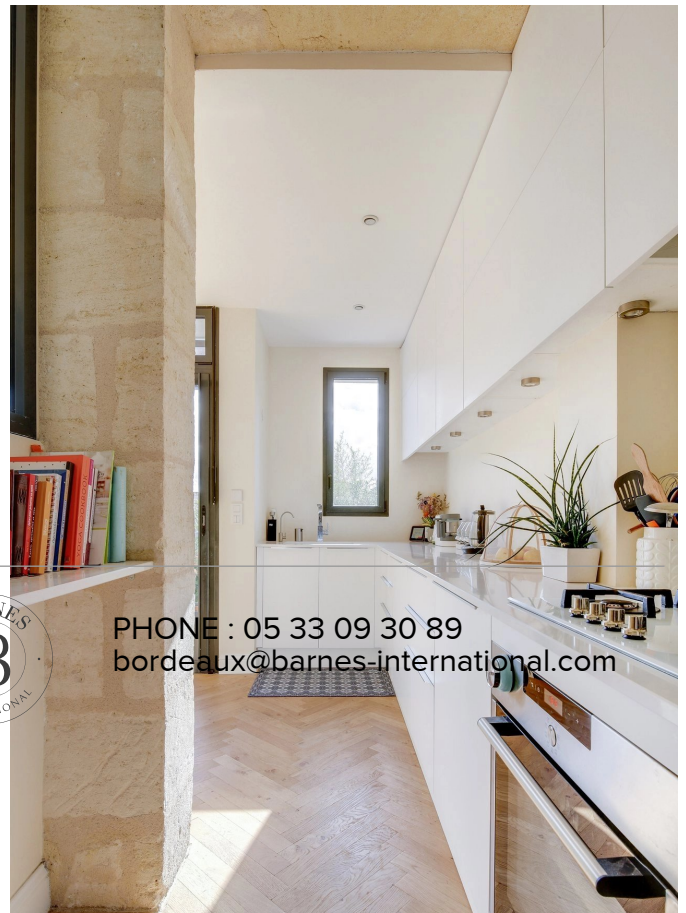
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