



NEW HOUSE - BORDEAUX CAUDERAN AREA- 5 BEDROOMS - GARDEN - SWIMMING POOL



SELLING PRICE : €998,000

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56 avenue de la Libération
Charles de Gaulle
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DESCRIPTION

From a new 3 villas premium program, this turnkey house will be delivered at the end of 2023. The entrance hall serves a large living room with an open plan kitchen overlooking the terrace and the garden with the swimming pool ideally facing south. A master en-suite bedroom with its shower room completes this floor.

A staircase leads to the 1st floor which comprises four bedrooms including a master en-suite bedroom with its dressing room and shower room, a bathroom, a study room and a laundry room. A front garden allows the parking of a car, a garage as well as a garden shed complete this premium property that it is still possible to customize before delivery (choice of certain materials, colors of paints in particular).

FEATURES

Type de bien:	House	Surface:	183.0 m ²	Terrain:	311.0 m ²
Charges:	-	Périodicité des charges:	-	Ascenseur:	-
Piscine:	-	Nombre de lots:	-	Taxe foncière:	-
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

ENERGY PERFORMANCE DIAGNOSTIC

Diagnostic de performance énergétique (DPE) : A -1kWh/m².year

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

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