



House - Bordeaux Saint-Seurin area - Terrace - Garden

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SELLING PRICE : €1,664,000

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56 avenue de la Libération  
Charles de Gaulle  
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## DESCRIPTION

In a quiet street in the heart of Saint-Seurin area, behind a stone facade, a 240 sqm contemporary house with a terrace and a swimming pool (west exposure) built in 2019. It includes an entrance hall, a double exposure living room overlooking the terrace by large windows, a kitchen opening onto the dining room, and a pantry.

Upstairs, a bedroom with a study area and a shower room, a laundry room and a 50 sqm master en-suite bedroom with a dressing room and a bathroom. On the last level, a study / TV area, and two en-suite bedrooms with dressing room and shower room. High quality construction. Air conditioning. An outbuilding at the back of the garden can be arranged and completes this property. Possibility to buy a box nearby and two parking spaces for rent.

# FEATURES

Type de bien:	House	Surface:	240.0 m <sup>2</sup>	Terrain:	-
Charges:	-	Périodicité des charges:	-	Ascenseur:	-
Piscine:	-	Nombre de lots:	-	Taxe foncière:	-
Parking:	-	Compléments de loyer:	-	NB de pièces:	6 rooms
NB de chambres:	4 bedrooms	Honoraire à la charge:	to the buyer		

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) : A -2kWh/m<sup>2</sup>.year

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

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