



ARCHITECT-DESIGNED HOUSE - 20 MINUTES FROM BORDEAUX



SELLING PRICE : Sold

EMAIL : BORDEAUX@BARNES-INTERNATIONAL.COM

38 cours Georges Clémenceau
33000 Bordeaux



PHONE : +33533093089
bordeaux@barnes-international.com

56 avenue de la Libération
Charles de Gaulle
33110 Le Bouscat

DESCRIPTION

250 sq. m architect-designed house on 3,000 sq. m of enclosed grounds. On the ground floor, a vast entrance leads to a large living room fully opening to the garden, a dining room, an equipped and furnished kitchen with dining space, 2 bedrooms including a master suite with a large closet and bathroom, another bathroom and a spa with a sauna. The 1st floor has 2 bedrooms with bathrooms and a large fitness room with access to a rooftop terrace. Beautiful unoverlooked area filled with trees, 70 sq. m covered terrace and heated swimming pool. This house has excellent natural light, is functional and offers full access to the garden. Garage, laundry room and cellar included.

FEATURES

Type de bien:	House	Surface:	250.0 m ²	Terrain:	3000.0 m ²
Charges:	-	Périodicité des charges:	€0.00	Ascenseur:	-
Piscine:	-	Nombre de lots:	-	Taxe foncière:	€2,300.00
Parking:	-	Compléments de loyer:	-	NB de pièces:	8 rooms
NB de chambres:	4 bedrooms	Honoraire à la charge:	-		

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) : D 218kWh/m².year

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

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