



PALAIS GALLIEN AREA- ARCHITECT'S STYLE HOUSE - 4 BEDROOMS - GARDEN
- 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

This house has been renovated in a minimalist style and refined by its architects owners. It enjoys a unique location surrounded by greenery and views over the ruins of the Palais Gallien.

It is ideally located for a family between the Golden Triangle, the Public Garden and the Saint-Seurin Basilica, close to several schools, day-nurseries, shops and the direct tram line leading to the railway station. Bathed with light as it benefits from a triple exposure, it has a total surface of 287 sqm and has 4 bright bedrooms including a master en-suite bedroom on ground floor facing an island garden, two bathrooms and a shower room, and large living spaces (living room, dining room/kitchen)

The living room opens onto a terrace and the garden which extends through a winter garden with a heated indoor swimming pool with upstream swimming. A large and very clear workshop with an independent entrance on ground floor facing a little plaza completes this property with romantic and atypical features. Non-contractual virtual development proposal.

FEATURES

Type de bien:	House	Surface:	250.0 m ²	Terrain:	69.0 m ²
Charges:	-	Périodicité des charges:	€0.00	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:	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) : B 89kWh/m².year

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

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