



270 SQM HOUSE FOR SALE - BORDEAUX FONDAUDEGE AREA- 5 BEDROOMS -
SWIMMING POOL - CELLAR



SELLING PRICE : €1,695,000

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

This beautiful stone house has been renovated in a contemporary style. It includes an entrance hall that serves a large double exposure living room with an open plan kitchen. The first floor has two bedrooms, a bathroom and a master en-suite bedroom with a dressing room and a shower room.

The second floor consists of a playing room, a bedroom with shower room and another bedroom. The top floor offers a 55 sqm space on the ground to develop. A garden without vis-à-vis with a heated swimming pool, a cellar and the possibility of purchasing two parking spaces complete this property located in the immediate vicinity of tram D line and shops.

FEATURES

Type de bien:	House	Surface:	270.0 m ²	Terrain:	80.0 m ²
Charges:	-	Périodicité des charges:	-	Ascenseur:	-
Piscine:	-	Nombre de lots:	-	Taxe foncière:	€5,115.00
Parking:	-	Compléments de loyer:	-	NB de pièces:	6 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) : B 108kWh/m².year

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

Estimated amount of annual energy expenditure for standard use:
entre \$1,730.00 et \$2,420.00

38 cours Georges Clémenceau
33000 Bordeaux



PHONE : +33533093089
bordeaux@barnes-international.com

56 avenue de la Libération
Charles de Gaulle
33110 Le Bouscat



38 cours Georges Clémenceau
33000 Bordeaux



PHONE : +33533093089
bordeaux@barnes-international.com

56 avenue de la Libération
Charles de Gaulle
33110 Le Bouscat