



BORDEAUX PUBLIC GARDEN AREA-CONTEMPORARY HOUSE-GARDEN-
SWIMMING POOL-GARAGE



SELLING PRICE : €1,699,000

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

Located near the Public Garden and the Chartrons area, this architect designed house built in 2011 stands on 3 levels. The ground floor consists of an independent T2 type 50 sqm flat (living room, kitchen, shower room and bedroom) with two entrances, a 27 sqm workshop, a large garage for two cars and bikes, a green patio and a laundry room. The first floor is articulated around a 100 sqm suspended garden with no face to face, as well as a 9x2 m swimming pool, a large living room / dining room with a 62 sqm open plan kitchen, two bedrooms each with its shower room. The last level consists of two bedrooms, a study room (dressing room) as well as a bathroom.

FEATURES

Type de bien:	House	Surface:	270.0 m ²	Terrain:	100.0 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:	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 109kWh/m².year

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

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