



BORDEAUX SAINT GENES-STONE HOUSE-5 BEDROOMS-GARAGE BORDEAUX  
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SELLING PRICE : Sold

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38 cours Georges Clémenceau  
33000 Bordeaux



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56 avenue de la Libération  
Charles de Gaulle  
33110 Le Bouscat

## DESCRIPTION

In the heart of Saint Genes area, beautiful detached stone house, away from street view renovated 5 years ago by an architect, this house stands on a 870 Sqm plot of land. The ground floor consists of a large entrance hall serving a living / dining room, a dining kitchen and a second living room opening onto the garden (with a possible swimming pool) away from view. The first floor consists of a master en-suite bedroom opening onto a terrace with a dressing room and bathroom, two other bedrooms, a shower room and a dressing room. Two other bedrooms and a bathroom complete the second floor. A big cellar with laundry area, and wine cellar. A big 45 sqm garage , with a part that can be converted into a workshop as well as a car port for 3 other cars complete this exceptional property.

# FEATURES

Type de bien:	House	Surface:	300.0 m <sup>2</sup>	Terrain:	670.0 m <sup>2</sup>
Charges:	-	Périodicité des charges:	€0.00	Ascenseur:	-
Piscine:	-	Nombre de lots:	-	Taxe foncière:	-
Parking:	-	Compléments de loyer:	-	NB de pièces:	7 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](http://www.georisques.gouv.fr)

## ENERGY PERFORMANCE DIAGNOSTIC

Diagnostic de performance énergétique (DPE) : ? Not specified

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

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