



House - Bordeaux Barrière Saint-Médard area - Cellar - Garden

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SELLING PRICE : €1,350,000

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56 avenue de la Libération  
Charles de Gaulle  
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## DESCRIPTION

Beautiful family home with an entrance hall in cement tiles serving three living rooms in a row combining old features and contemporary style, a separated kitchen and a cloakroom. On the 1st floor, two bedrooms overlooking a long balcony, a bathroom and a master en-suite bedroom with a study area, a bathroom and a dressing room. On the 2nd floor, two bedrooms with private shower rooms, a dressing room and a study room/bedroom with a kitchen area. A 100 sqm garden where a swimming pool is possible and a large cellar complete this property, located near schools and transports.

# FEATURES

Type de bien:	House	Surface:	300.0 m <sup>2</sup>	Terrain:	-
Charges:	-	Périodicité des charges:	-	Ascenseur:	-
Piscine:	-	Nombre de lots:	-	Taxe foncière:	€5,000.00
Parking:	-	Compléments de loyer:	-	NB de pièces:	8 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) : C 133kWh/m<sup>2</sup>.year

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

Estimated amount of annual energy expenditure for standard use:  
entre \$2,630.00 et \$3,600.00

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