



EXCEPTIONAL 350 SQM HOUSE FOR SALE - BORDEAUX - 6/7 BEDROOMS -
250 SQM GARDEN - SWIMMING POOL - PARKING



SELLING PRICE : €1,690,000

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

Magnificent 350 sqm house dating from the late eighteenth century, having been renovated a few years ago, with high quality services.

It benefits from a beautiful garden with no face to face with a swimming pool.

The ground floor has a large living room, a separated kitchen, as well as a dining room overlooking the garden.

On the 1st floor, there is a master en-suite bedroom with a bathroom and a dressing room, two bedrooms and a bathroom.

On the 2nd floor, two bedrooms, two study rooms, a laundry room and a bathroom.

In the basement, a cellar converted into a fitness and a technical room.

Two car parks complete this exceptional property.

FEATURES

Type de bien:	House	Surface:	300.0 m ²	Terrain:	250.0 m ²
Charges:	-	Périodicité des charges:	-	Ascenseur:	-
Piscine:	-	Nombre de lots:	-	Taxe foncière:	€4,000.00
Parking:	-	Compléments de loyer:	-	NB de pièces:	7 rooms
NB de chambres:	7 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) : E 268kWh/m².year

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

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



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