



MANSION HOUSE - 6 BEDROOMS- GARDEN - BORDEAUX TOWN CENTER



SELLING PRICE : €2,350,000

38 cours Georges Clémenceau
33000 Bordeaux

PHONE : +33533093089

bordeaux@barnes-international.com

EMAIL : BORDEAUX@BARNES-INTERNATIONAL.COM

56 avenue de la Libération
Charles de Gaulle
33110 Le Bouscat

DESCRIPTION

This beautiful mansion, ideally located between Saint-Seurin area and the « Triangle » benefits from a large entrance hall that leads to 2 reception rooms overlooking the garden as well as a separate kitchen. The 1st floor consists of 4 large bedrooms, a shower-room and a bathroom. The 2nd floor has 2 bedrooms, a dressing room, a shower-room and the possibility of creating two additional bedrooms. A large garden with a possible swimming pool as well as a garage and a cellar complete this property.

FEATURES

Type de bien:	House	Surface:	350.0 m ²	Terrain:	180.0 m ²
Charges:	-	Périodicité des charges:	€0.00	Ascenseur:	-
Piscine:	-	Nombre de lots:	-	Taxe foncière:	-
Parking:	-	Compléments de loyer:	-	NB de pièces:	8 rooms
NB de chambres:	6 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) : A -2kWh/m².year

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

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