



350 SQM HOUSE - BORDEAUX PEY BERLAND AREA- 5 BEDROOMS - 3 OFFICES
ROOMS - CELLAR



SELLING PRICE : €1,350,000

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

Beautiful 350 sqm stone house located in front of the Aquitaine Museum. It includes an entrance hall which distributes a large study room as well as an area that can be used as a waiting room, a vestibule and a kitchen.

On the 1st floor, a landing distributes a double lounge in a row benefiting from preserved old features and a spinning balcony, a shower room and a dining room.

On the 2nd floor, a master en-suite bedroom with a bathroom, a study room and another bedroom.

On the 3rd floor, three bedrooms and a bathroom.

The top floor includes storage areas. A 75 sqm vaulted cellar completes this property to be updated, and located near the tram and shops, ideal for a professional activity (offices, or liberal professions)

FEATURES

Type de bien:	House	Surface:	351.04 m ²	Terrain:	-
Charges:	-	Périodicité des charges:	-	Ascenseur:	-
Piscine:	-	Nombre de lots:	-	Taxe foncière:	€2,732.00
Parking:	-	Compléments de loyer:	-	NB de pièces:	11 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) : C 115kWh/m².year

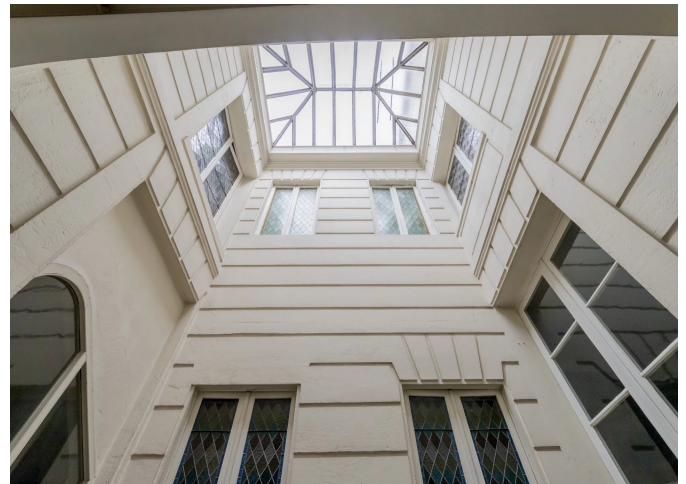
Indice d'émission de gaz à effet de serre (GES) : C kg CO₂/m².an

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