



BORDEAUX/SAINT-SEURIN AREA-5 BEDROOMS HOUSE-GARDEN-GARAGE

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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

This 234 sqm stone house with old features preserved and with a garden comprises, on the ground floor an entrance hall which leads to a living room, and a study room.

On the 1st floor a landing leads to a living room, a separated kitchen, a bedroom with its bathroom.

On the 2nd floor a landing leads to three bedrooms, a dressing room and a bathroom.

On the ground floor, at garden level, two rooms which can be converted.

Two cellars, a garden and a garage complete this ideally located property, just a few steps from shops and schools.

Many possibilities for this very bright house.

# FEATURES

Type de bien:	Offices	Surface:	234.0 m <sup>2</sup>	Terrain:	-
Charges:	-	Périodicité des charges:	-	Ascenseur:	-
Piscine:	-	Nombre de lots:	-	Taxe foncière:	€2,600.00
Parking:	-	Compléments de loyer:	-	NB de pièces:	10 rooms
NB de chambres:	-	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) : B 93kWh/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

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