



Contemporary renovated house – Caudéran area - Bordelais Park - Swimming pool - Garage



SELLING PRICE : €1,318,000

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

This beautiful 196 sqm contemporary house, totally renovated and delivered in 2020, on a 417 sqm plot, is ideally located less than 800 m from the Bordelais Park.

A front garden allowing the parking of 2 vehicles leads to the entrance hall which opens onto a beautiful living room with a fireplace, very bright room with its many openings on the outside area and its beautiful volumes. In the extension, a superb semi-open plan last generation Porcelanosa kitchen and fully equipped of 20 sqm. A master en-suite bedroom with built-in wardrobes and a shower-room as well as a large well thought out laundry room complete this level.

On the 1st floor, a bedroom with its shower room, a huge master en-suite bedroom totaling 40 sqm and including bathroom, dressing room and bedroom, and a landing today used as a TV lounge, but that can be redesigned in a 4th bedroom or a study room.

A heated and salted swimming-pool and a garage complete this property with high-end services near shops and schools.

FEATURES

Type de bien:	House	Surface:	-	Terrain:	-
Charges:	-	Périodicité des charges:	-	Ascenseur:	-
Piscine:	-	Nombre de lots:	-	Taxe foncière:	-
Parking:	-	Compléments de loyer:	-	NB de pièces:	5 rooms
NB de chambres:	3 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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