



House - Caudéran Les Pins Francs area- Garage - Garden



SELLING PRICE : €549,000

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56 avenue de la Libération
Charles de Gaulle
33110 Le Bouscat

DESCRIPTION

Pretty house built according to RT 2012 standards and turnkey with a large 170 sqm garden located in Les Pins Francs area, in Caudéran district.

The entrance hall opens onto a corridor that serves a bedroom with its shower room and leads to the living room with an open plan kitchen. A bay window gives access to the terrace and the garden with no face to face, in the greenery.

The first floor distributes three bedrooms with fitted wardrobes including a master en-suite bedroom with its shower room and a bedroom with a pretty wooden terrace facing south, and a bathroom.

A garage and 2 outdoor parking spaces complete this property belonging to an ideally located small condominium of 4 lots, a few meters from the next High Level Bus Service line (BHNS), close to schools and shops and away from noise, at the background of a plot.

FEATURES

Type de bien:	House	Surface:	114.0 m ²	Terrain:	170.0 m ²
Charges:	€300.00	Périodicité des charges:	€0.00	Ascenseur:	-
Piscine:	-	Nombre de lots:	-	Taxe foncière:	-
Parking:	-	Compléments de loyer:	-	NB de pièces:	5 rooms
NB de chambres:	4 bedrooms	Honoraire à la charge:	-		

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 141kWh/m².year

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

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