



HOUSE - PARC BORDELAIS AREA - OUTBUILDINGS - GARAGE



SELLING PRICE : Sold

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

Ideally located in a quiet street near the Bordelais Park, this nice house of the 30s has been completely renovated with upscale features and materials.

It comprises, on the ground floor, a living room of more than 43sqm with a fully furnished and equipped kitchen adjoining a 35 sqm facing West terrace. A garage completes this level.

On the 1st floor, three bedrooms including a master en-suite bedroom with a dressing room and a shower room and a separated bathroom. An outbuilding with an independent bedroom, as well as a laundry room and a pantry completes this house.

FEATURES

Type de bien:	House	Surface:	129.0 m ²	Terrain:	35.0 m ²
Charges:	-	Périodicité des charges:	-	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:	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 55kWh/m².year

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

Estimated amount of annual energy expenditure for standard use:
entre \$390.00 et \$580.00

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