



Sole agent - 144 sqm Contemporary house - Swimming pool - Garage and parking



SELLING PRICE : Sold

EMAIL : BORDEAUX@BARNES-INTERNATIONAL.COM

SOLE AGENCY

38 cours Georges Clémenceau
33000 Bordeaux



PHONE : +33533093089
bordeaux@barnes-international.com

56 avenue de la Libération
Charles de Gaulle
33110 Le Bouscat

DESCRIPTION

This beautiful 144 sqm contemporary family home has been built in 2022, and is established on two levels.

A front garden allowing the parking of a vehicle leads to the entrance hall which distributes a master en-suite bedroom with a shower room, a bright living room with a fully equipped US kitchen, overlooking the terrace and the facing east swimming pool and a storeroom/ laundry.

A beautiful wooden staircase leads upstairs to four bedrooms with wardrobes and a large shower room. A 15 sqm garage completes this newly built property, ideally located 1 km from the Bordelais Park, and close to shops, schools and transport (close to the BHNS high services bus line)).

Contact Gwénaëlle ELAZEM - 06 07 18 25 65.

FEATURES

Type de bien:	House	Surface:	144.0 m ²	Terrain:	-
Charges:	-	Périodicité des charges:	-	Ascenseur:	-
Piscine:	-	Nombre de lots:	-	Taxe foncière:	-
Parking:	-	Compléments de loyer:	-	NB de pièces:	6 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) : A 33kWh/m².year

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

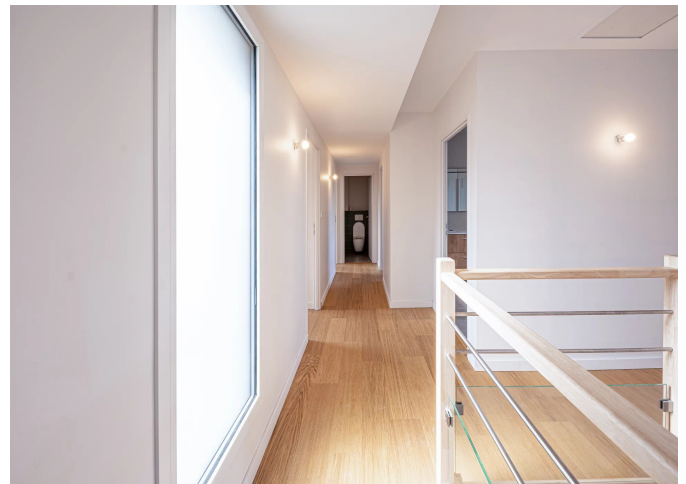
Estimated amount of annual energy expenditure for standard use:
entre \$350.00 et \$530.00

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