



254 sqm House - Bordeaux Caudéran area- 767 sqm Plot of land - Swimming pool - Garage



SELLING PRICE : €1,195,000

EMAIL : BORDEAUX@BARNES-INTERNATIONAL.COM

38 cours Georges Clémenceau
33000 Bordeaux



PHONE : 05 33 09 30 89
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56 avenue de la Libération
Charles de Gaulle
33110 Le Bouscat

DESCRIPTION

Beautiful 254 sqm non terraced house including an entrance hall that leads to a bedroom with shower room, a large bright living room opening onto a garden planted with trees and a south-facing swimming-pool, a separated kitchen and a laundry room.

On the 1st floor, a master en-suite bedroom with bathroom, four bedrooms and a shower-room. Thanks to a second access, the ground floor has a 28 sqm area with an office room and a waiting room (ideal for a liberal profession or easily convertible into a studio flat).

A large garage, a 85 sqm cellar and an outbuilding complete this property.

FEATURES

Type de bien:	House	Surface:	254.0 m ²	Terrain:	-
Charges:	-	Périodicité des charges:	-	Ascenseur:	-
Piscine:	-	Nombre de lots:	-	Taxe foncière:	-
Parking:	-	Compléments de loyer:	-	NB de pièces:	9 rooms
NB de chambres:	6 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) : D 243kWh/m².year

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

Estimated amount of annual energy expenditure for standard use:
entre \$3,330.00 et \$4,590.00

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