



282 SQM HOUSE FOR SALE - BORDEAUX CAUDERAN AREA- 6 BEDROOMS -
SWIMMING POOL - GARAGE - GARDEN



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

Located near the Church of Caudéran, shops and schools, beautiful real estate complex comprising a 172 sqm house of the 30s with an extension and a 110 sqm house built in 2016, on a 521 sqm plot with a swimming pool, a garage and a 300 sqm garden.

The main house of the 30s comprises on the ground floor a laundry room and a garage for two cars as well as a master en-suite bedroom on the ground floor.

On the 1st floor, an entrance hall with a large living/dining room and an open plan kitchen.

On the 2nd floor, a landing serves three bedrooms and a bathroom.

On the 3rd and last floor, attics can be converted into a bedroom, playing room or attic's storage areas.

The terraced house includes an entrance hall opening onto a large area to be imagined according to you.

Upstairs, a landing distributes two bedrooms and a bathroom. A front area that can accommodate a car completes this property.

Various possibilities for this property : separating the plot and create two separate houses, gathering the two houses for a family home, or realizing a dwelling and a liberal working office.

FEATURES

Type de bien:	House	Surface:	296.0 m ²	Terrain:	-
Charges:	-	Périodicité des charges:	-	Ascenseur:	-
Piscine:	-	Nombre de lots:	-	Taxe foncière:	€3,000.00
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) : F 413kWh/m².year

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

High energy consumption

Estimated amount of annual energy expenditure for standard use:
entre \$4,582.00 et \$6,200.00

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