



428 sqm House – Bordelais Park area- 900 sqm plot of land – Garage- Cellar

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SELLING PRICE : €2,386,000

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## DESCRIPTION

Beautiful 428 sqm dwelling on a 900 sqm plot of land currently divided into two houses to renovate with a 220 sqm front garden and a 385 sqm back garden giving onto the Bordelais Park. The 1st 220 sqm house (or flat) is a souplex, (on ground floor and basement), includes a living room, a dining room, a kitchen, a laundry room, four bedrooms, three shower rooms and a garage. The second 240 sqm flat, is a split level flat (duplex) with a terrace which includes a double living room, a study room, four bedrooms, three bathrooms, a cellar and a garage. This absolutely unique house has got a enormous potential.

# FEATURES

Type de bien:	House	Surface:	424.0 m <sup>2</sup>	Terrain:	900.0 m <sup>2</sup>
Charges:	-	Périodicité des charges:	-	Ascenseur:	-
Piscine:	-	Nombre de lots:	-	Taxe foncière:	-
Parking:	-	Compléments de loyer:	-	NB de pièces:	13 rooms
NB de chambres:	4 bedrooms	Honoraire à la charge:	of the seller and the buyer		

Les informations sur les risques auxquels ce bien est exposé sont disponibles sur le site Géorisques : [www.georisques.gouv.fr](http://www.georisques.gouv.fr)

## ENERGY PERFORMANCE DIAGNOSTIC

Diagnostic de performance énergétique (DPE) : D 184kWh/m<sup>2</sup>.year

Indice d'émission de gaz à effet de serre (GES) : D kg CO<sub>2</sub>/m<sup>2</sup>.an

Estimated amount of annual energy expenditure for standard use:  
entre \$4,280.00 et \$5,830.00

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