



300 sqm House with garage and car park - Bordeaux Caudéran area – 818 sqm Garden



SELLING PRICE : Sold

EMAIL : BORDEAUX@BARNES-INTERNATIONAL.COM

38 cours Georges Clémenceau
33000 Bordeaux



PHONE : +33533093089
bordeaux@barnes-international.com

56 avenue de la Libération
Charles de Gaulle
33110 Le Bouscat

DESCRIPTION

Located close to all services, in the sought after Primrose area, this beautiful stone house has benefited from a 300 sqm contemporary extension and is built on a 1100 sqm plot of land.

It has a large 100 sqm living-room with an open plan kitchen and a beautiful dining area, a living room overlooking the garden, with no face to face, and a swimming pool.

On the 1st floor of the old part of the house, the landing distributes a large master en-suite bedroom with dressing room, bathroom and private terrace, two bedrooms, a shared bathroom and a study room.

In the contemporary part, a beautiful living room overlooking the garden, and a single storey bedroom with an adjoining shower room. On the 1st floor, a master en-suite bedroom with a bathroom and a dressing room overlooks a beautiful 20 sqm terrace.

In the basement, a cellar (capacity for 2000 bottles) and a laundry room.

The courtyard, equipped with an electric outlet to recharge the cars, allows the parking of vehicles, and a garage of more than 20 sqm complete this property.

FEATURES

Type de bien:	House	Surface:	289.0 m ²	Terrain:	-
Charges:	-	Périodicité des charges:	-	Ascenseur:	-
Piscine:	-	Nombre de lots:	-	Taxe foncière:	-
Parking:	-	Compléments de loyer:	-	NB de pièces:	7 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) : C 112kWh/m².year

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

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