



House with Terrace - Bordeaux Nansouty area- - Cellar



SELLING PRICE : €699,000

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 close to the shops of Nansouty Square, this pretty 126 sqm stone house has been completely renovated.

It includes, on the ground floor, a furnished and equipped dining kitchen, a living room and a bedroom with shower room overlooking a 15 sqm terrace.

On the 1st floor, a large landing converted into a living room (can be separated to create an additional bedroom) serves two bedrooms and a shower room.

A 17 sqm cellar completes this house with a qualitative renovation. Possibility of renting a box only 100 meters away.

FEATURES

Type de bien:	House	Surface:	126.0 m ²	Terrain:	-
Charges:	-	Périodicité des charges:	-	Ascenseur:	-
Piscine:	-	Nombre de lots:	-	Taxe foncière:	€2,260.00
Parking:	-	Compléments de loyer:	-	NB de pièces:	4 rooms
NB de chambres:	3 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 246kWh/m².year

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

Estimated amount of annual energy expenditure for standard use:
entre \$1,810.00 et \$2,490.00

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