



281 SQM ARCHITECT STYLE HOUSE FOR SALE - BOULIAC AREA – 4 BEDROOMS
SWIMMING POOL - PARK WITH FOREST VIEW - GARAGE & INDEPENDENT
STUDIO



BIEN CONFIDENTIEL

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

Situated in a natural setting, close to Bouliac village, this 281 sqm single storey house was built in 2008 by a renowned architect on a 23500 sqm plot of land with a beautiful planted with trees park.

Bathed in light thanks to its large and numerous bay windows, it has a very large and bright living room with a fireplace, an open plan equipped kitchen and a dining room, all overlooking a swimming pool giving onto a beautiful park close to the forest nearby.

The night area is composed of 3 bedrooms including a master en-suite bedroom with a bathroom, a dressing room, a study area and a veranda, all of them with an access to the terrace,

A staircase leads to the basement which comprises an independent bedroom with a shower room, a large garage for 8 cars, a playing/fitness room and a secure cellar.

Close to transports, 4 minutes by car from Bouliac village centre and 20 minutes from Bordeaux City Centre.

FEATURES

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|-----------------|------------|--------------------------|-----------------------|----------------|-----------|
| Type de bien: | House | Surface: | 281.11 m ² | Terrain: | - |
| Charges: | €500.00 | Périodicité des charges: | €0.00 | Ascenseur: | - |
| Piscine: | - | Nombre de lots: | - | Taxe foncière: | €2,600.00 |
| Parking: | - | Compléments de loyer: | - | NB de pièces: | 9 rooms |
| NB de chambres: | 4 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) : B 75kWh/m².year

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

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