



EXCLUSIVITY BARNES - FAMILY HOUSE FOR SALE - CARIGNAN VILLAGE
CENTER - 4 BEDROOMS - 7100 SQM OF WOODED PLOT OF LAND WITH NO FACE
TO FACE



SELLING PRICE : Sold

EMAIL : BORDEAUX@BARNES-INTERNATIONAL.COM

SOLE AGENCY

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

This nice 180 sqm house is located on a beautiful 7,100 sqm wooded plot of land facing East, with a swimming pool.

On one level, the house is organized around a patio on which all the rooms open.

The house entrance leads to two wings.

The day part of the house consists of a large kitchen that opens onto the patio and a very large living room with fireplace and long balcony, offering a very nice unobstructed view, with no face to face.

The night area includes three bedrooms in a row, a bathroom and a large master en-suite bedroom with a bathroom.

The large corridor is equipped with cupboards all along its entire length.

This property with great potential also includes a large 160 sqm basement to be converted. (virtual development proposal not contractual).

FEATURES

Type de bien:	House	Surface:	185.0 m ²	Terrain:	7067.0 m ²
Charges:	€2,400.00	Périodicité des charges:	€0.00	Ascenseur:	-
Piscine:	-	Nombre de lots:	-	Taxe foncière:	-
Parking:	-	Compléments de loyer:	-	NB de pièces:	6 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) : C 164kWh/m².year

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

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