



House - Le Bouscat Bordelais Park area- Garden – Swimming-pool

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SELLING PRICE : €987,000

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56 avenue de la Libération  
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## DESCRIPTION

Beautiful 160 sqm stone house located close to the Bordelais Park.

It includes, on the ground floor, an entrance hall that distributes a very bright living room with fireplace with a terrace overlooking the swimming-pool, and a dining kitchen. On the 1st floor, a landing distributes four bedrooms, two with their own shower-room, and a bathroom. In the partially arranged basement, a laundry room and a cellar. A lot of charm for this family home, ideally located close to the shops of the Médoc barrier, schools and tram line D.

# FEATURES

Type de bien:	House	Surface:	159.59 m <sup>2</sup>	Terrain:	115.0 m <sup>2</sup>
Charges:	-	Périodicité des charges:	-	Ascenseur:	-
Piscine:	-	Nombre de lots:	-	Taxe foncière:	€2,176.00
Parking:	-	Compléments de loyer:	-	NB de pièces:	5 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](http://www.georisques.gouv.fr)

## ENERGY PERFORMANCE DIAGNOSTIC

Diagnostic de performance énergétique (DPE) : D 236kWh/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 \$2,380.00 et \$3,290.00

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