



Sole agent - House - Le Bouscat - Barrière du Médoc area - Garden - Swimming pool - Garage

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SELLING PRICE : €850,000

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EMAIL : [BORDEAUX@BARNES-INTERNATIONAL.COM](mailto:BORDEAUX@BARNES-INTERNATIONAL.COM)

SOLE AGENCY

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38 cours Georges Clémenceau  
33000 Bordeaux



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56 avenue de la Libération  
Charles de Gaulle  
33110 Le Bouscat

## DESCRIPTION

Located Barrière du Médoc, close to tram D line, shops and the Bordelais park, in a quiet street, stands this 150 sqm Art Deco house.

On the ground floor, a large bright double exposure living room, a semi-open kitchen giving access to the garden as well as a heated swimming pool.

On the 1st floor, three bedrooms, one converted into a study room giving access to a 18 sqm terrace and a shower room.

The ground floor consists of a large bedroom, a shower room and a living room and a summer kitchen/ laundry room overlooking a 65 sqm facing east garden.

A garage completes this property close to all services and schools.

For further information please contact Pia Caruso +33 (0)6 66 98 20 59

# FEATURES

Type de bien:	House	Surface:	150.0 m <sup>2</sup>	Terrain:	65.0 m <sup>2</sup>
Charges:	-	Périodicité des charges:	-	Ascenseur:	-
Piscine:	-	Nombre de lots:	-	Taxe foncière:	€1,986.00
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](http://www.georisques.gouv.fr)

## ENERGY PERFORMANCE DIAGNOSTIC

Diagnostic de performance énergétique (DPE) : C 115kWh/m<sup>2</sup>.year

Indice d'émission de gaz à effet de serre (GES) : C kg CO<sub>2</sub>/m<sup>2</sup>.an

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