



House - Le Bouscat - Bordelais Park Area - Garden - Garage



SELLING PRICE : €995,000

EMAIL : BORDEAUX@BARNES-INTERNATIONAL.COM

38 cours Georges Clémenceau
33000 Bordeaux



PHONE : +33533093089
bordeaux@barnes-international.com

56 avenue de la Libération
Charles de Gaulle
33110 Le Bouscat

DESCRIPTION

Close to the Bordelais Park, built in 1993, this 155 sqm contemporary house sets back from the street, and has a 70 sqm front garden and a 90 sqm garden at the back with a shed. On the ground floor, the house includes an entrance hall with cupboard, a large and bright living room giving onto the garden, and a dining kitchen with adjoining scullery.

On the 1st floor, three bedrooms with fitted wardrobes, a bathroom and a shower room.

A garage, a parking for two vehicles at the front of the house and a 17 sqm (raisable) attic complete this property located in a quiet street.

FEATURES

Type de bien:	House	Surface:	155.0 m ²	Terrain:	-
Charges:	-	Périodicité des charges:	-	Ascenseur:	-
Piscine:	-	Nombre de lots:	-	Taxe foncière:	-
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) : A 61kWh/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 \$1,100.00 et \$1,550.00

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