



Le Bouscat area – 162 sqm House - Large garden - Swimming pool - Garage



SELLING PRICE : €865,000

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33000 Bordeaux



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56 avenue de la Libération
Charles de Gaulle
33110 Le Bouscat

DESCRIPTION

This nice 162 sqm house, built in 2016, sets back from street, and is located 600 m from the Hermitage Park in Le Bouscat.

The entrance hall distributes a beautiful and bright double exposure living room with wood stove that gives access to the dining kitchen fully opening onto the terrace, the swimming pool and the 289 sqm garden.

A study room/ bedroom and a large laundry room complete this first level.

The 1st floor serves two bedrooms and a large bathroom/ shower and a master en-suite bedroom totaling 35 sqm and including a bedroom, a dressing room and a bathroom with balneotherapy.

A front garden allowing the parking of a vehicle in addition to the garage and a large 25 sqm healthy cellar complete this property located near the park, shops and schools.

FEATURES

Type de bien:	House	Surface:	162.1 m ²	Terrain:	-
Charges:	-	Périodicité des charges:	-	Ascenseur:	-
Piscine:	-	Nombre de lots:	-	Taxe foncière:	€3,644.00
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

ENERGY PERFORMANCE DIAGNOSTIC

Diagnostic de performance énergétique (DPE) : A 39kWh/m².year

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

Estimated amount of annual energy expenditure for standard use:
entre \$430.00 et \$630.00

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