



CONTEMPORARY HOUSE FOR SALE - LE BOUSCAT AREA- 4 BEDROOMS -  
SOUTH FACING GARDEN - GARAGE

---



SELLING PRICE : Sold

---

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

---

38 cours Georges Clémenceau  
33000 Bordeaux



PHONE : 05 33 09 30 89  
[bordeaux@barnes-international.com](mailto:bordeaux@barnes-international.com)

56 avenue de la Libération  
Charles de Gaulle  
33110 Le Bouscat

## DESCRIPTION

Located between the Marceau Park and the Ravesies Square, this beautiful 163 sqm contemporary house built in 2018, sets back from the street with a 143 sqm facing south and fully landscaped garden and a garage.

(Possibility to park another car on the plot)

This house is resolutely contemporary with its volumes, its lines, its brightness and indoor comfort, and also thanks to more ecological and economic heating equipment (solar panels and pellet stove).

It includes an entrance hall with lots of storage areas, a large living room opening onto the garden with a kitchen and a TV lounge.

Upstairs, a master en-suite bedroom with a dressing room and a shower room, a bedroom with a shower room, two bedrooms on street side and a bathroom. A garden shed that can be converted into a study room completes this property.

# FEATURES

Type de bien:	House	Surface:	163.0 m <sup>2</sup>	Terrain:	143.0 m <sup>2</sup>
Charges:	€200.00	Périodicité des charges:	€0.00	Ascenseur:	-
Piscine:	-	Nombre de lots:	-	Taxe foncière:	€2,217.00
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 120kWh/m<sup>2</sup>.year

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

---

38 cours Georges Clémenceau  
33000 Bordeaux



PHONE : 05 33 09 30 89  
[bordeaux@barnes-international.com](mailto:bordeaux@barnes-international.com)

56 avenue de la Libération  
Charles de Gaulle  
33110 Le Bouscat



38 cours Georges Clémenceau  
33000 Bordeaux

56 avenue de la Libération  
Charles de Gaulle  
33110 Le Bouscat



PHONE : 05 33 09 30 89  
[bordeaux@barnes-international.com](mailto:bordeaux@barnes-international.com)

