



230 SQM STONE HOUSE FOR SALE - LE BOUSCAT BARRIERE OF MEDOC AREA-  
4 BEDROOMS - SWIMMING POOL - SOUTH FACING GARDEN

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SELLING PRICE : Sold

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56 avenue de la Libération  
Charles de Gaulle  
33110 Le Bouscat

## DESCRIPTION

This beautiful 230 sqm stone house (only 180 sqm of living space), completely renovated, is located in a very popular area of The Bouscat, close to shops and tram line D.

With no face to face, it has a nice garden facing south with a heated salt swimming pool ( 8m x 3m).

The ground floor comprises an entrance hall, a living room, a dining room, and a separated equipped kitchen, opening onto the garden.

On the 1st floor, a landing distributes a master en-suite bedroom with a dressing room and a bathroom and two other bedrooms, with their own shower rooms.

On the 2nd floor, (with air-conditioning) a landing distributes a study room, a shower room and two bedrooms under attic with storages.

A laundry room and a cellar with a well complete this ideally located property.

# FEATURES

Type de bien:	House	Surface:	180.0 m <sup>2</sup>	Terrain:	239.0 m <sup>2</sup>
Charges:	-	Périodicité des charges:	-	Ascenseur:	-
Piscine:	-	Nombre de lots:	-	Taxe foncière:	-
Parking:	-	Compléments de loyer:	-	NB de pièces:	8 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](http://www.georisques.gouv.fr)

## ENERGY PERFORMANCE DIAGNOSTIC

Diagnostic de performance énergétique (DPE) : C 142kWh/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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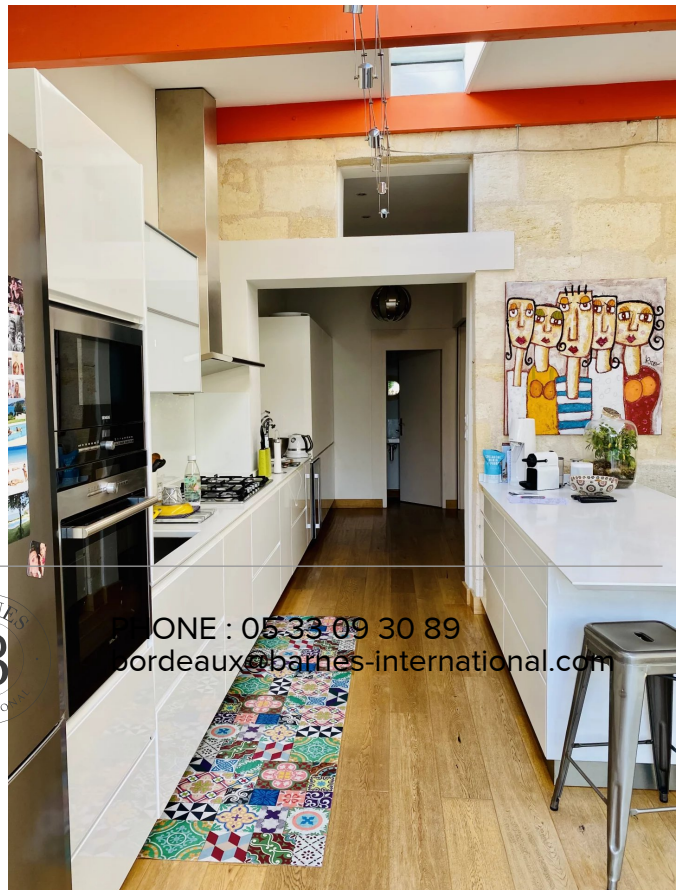
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