



Architect house with garden and swimming pool - Le Bouscat area- Cellar – Garage

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SELLING PRICE : Sold

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56 avenue de la Libération  
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## DESCRIPTION

This magnificent 190 sqm architect house is built on two levels with a garden and a swimming pool. On the ground floor, an entrance serves an equipped kitchen and a large living room opening onto the garden with no face to face. A laundry area completes this floor. On the 1st floor, a landing distributes a master en-suite bedroom with a shower room and a dressing room, three bedrooms and a bathroom. A garage and a cellar complete this property located in a quiet street near the tram D line and shops.

Possibility to park a car in the front garden.

# FEATURES

Type de bien:	House	Surface:	190.0 m <sup>2</sup>	Terrain:	-
Charges:	-	Périodicité des charges:	-	Ascenseur:	-
Piscine:	-	Nombre de lots:	-	Taxe foncière:	-
Parking:	-	Compléments de loyer:	-	NB de pièces:	7 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 133kWh/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

Estimated amount of annual energy expenditure for standard use:  
entre \$1,710.00 et \$2,350.00

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