



SOLE AGENT BARNES – 265 SQM HOUSE FOR SALE - LE BOUSCAT/ BORDELAIS  
PARK - 5 BEDROOMS - GARDEN – SWIMMING POOL - CELLAR - PARKING

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SELLING PRICE : Sold

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38 cours Georges Clémenceau  
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56 avenue de la Libération  
Charles de Gaulle  
33110 Le Bouscat

## DESCRIPTION

This beautiful 265 sqm architect house which sets back from the street and is located in the immediate vicinity of the Bordelais Park, comprises on the ground floor, an entrance hall which leads to a large bright and double exposure living room, opening onto the garden, with a dining area, a separated dining kitchen, a scullery and a cellar.

On the first floor, the landing, which has been converted into a TV lounge, leads to five bedrooms with private shower rooms, including a master en-suite bedroom with a dressing room.

A beautiful garden with no face to face, a heated swimming pool and a pool house as well as a front garden with a car park complete this ideally located property, close to shops, the Barrière du Médoc, schools and the D tram line.

# FEATURES

Type de bien:	House	Surface:	265.0 m <sup>2</sup>	Terrain:	553.0 m <sup>2</sup>
Charges:	-	Périodicité des charges:	€0.00	Ascenseur:	-
Piscine:	-	Nombre de lots:	-	Taxe foncière:	€3,000.00
Parking:	-	Compléments de loyer:	-	NB de pièces:	7 rooms
NB de chambres:	5 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) : A 26kWh/m<sup>2</sup>.year

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

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