



6 BEDROOMS HOUSE FOR SALE – LE BOUSCAT - GARDEN - SWIMMING POOL –
CAR PARK



SELLING PRICE : €2,450,000

EMAIL : BORDEAUX@BARNES-INTERNATIONAL.COM

38 cours Georges Clémenceau
33000 Bordeaux



PHONE : +33533093089
bordeaux@barnes-international.com

56 avenue de la Libération
Charles de Gaulle
33110 Le Bouscat

DESCRIPTION

Beautiful 340 sqm stone house, completely renovated in a contemporary spirit, with a garden, a swimming pool, a 35 sqm guest house, a hammam and a workshop.

On the ground floor, an entrance hall serves a study room area, a dining room with an open plan kitchen, a large TV lounge with a bar area overlooking the garden as well as a wine cellar, a pantry and a laundry room.

Upstairs, there are four bedrooms each with a shower room. On the top floor, a large master en-suite bedroom with a study room, a dressing room and a bathroom with shower. A 100 sqm front garden that can accommodate two cars complete this exceptional property.

FEATURES

Type de bien:	House	Surface:	375.0 m ²	Terrain:	684.0 m ²
Charges:	-	Périodicité des charges:	-	Ascenseur:	-
Piscine:	-	Nombre de lots:	-	Taxe foncière:	-
Parking:	-	Compléments de loyer:	-	NB de pièces:	10 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

ENERGY PERFORMANCE DIAGNOSTIC

Diagnostic de performance énergétique (DPE) : C 114kWh/m².year

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

Estimated amount of annual energy expenditure for standard use:
entre \$2,320.00 et \$3,190.00

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