



House - Saint Augustin/ Mérignac area - Garden - Swimming pool - Garage



SELLING PRICE : €997,000

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

Near the Saint-Augustin square, this beautiful 130 sqm stone house with a front garden, has a back garden without vis-à-vis and a swimming pool. A beautiful entrance hall distributes a bedroom with its shower room and a large living room with an open plan kitchen. On the 1st floor, a landing serves three bedrooms, one with its shower room, a bathroom and a very bright living room. A cellar, a 48 sqm attic to arrange and a 15 sqm closed storage room/garage complete this property in the immediate vicinity of shops, schools and transports.

FEATURES

Type de bien:	House	Surface:	130.0 m ²	Terrain:	75.0 m ²
Charges:	-	Périodicité des charges:	-	Ascenseur:	-
Piscine:	-	Nombre de lots:	-	Taxe foncière:	-
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

ENERGY PERFORMANCE DIAGNOSTIC

Diagnostic de performance énergétique (DPE) : C 144kWh/m².year

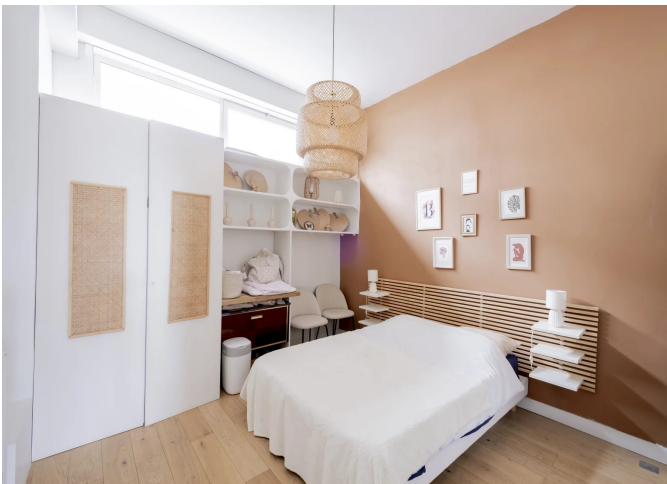
Indice d'émission de gaz à effet de serre (GES) : D kg CO₂/m².an

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