



210 sqm House - Pessac City Centre - Garden - Swimming pool - Garage



SELLING PRICE : €1,690,000

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

Ideally located in the famous casino area, and the historic district of the 16 classified villas of the hyper City center of Pessac, this beautiful 19th century house has been completely restored with high-quality materials, mixing a contemporary extension, while retaining its vintage features. It consists of an entrance hall, a large living room opening onto the garden, a fully equipped kitchen, a master en-suite bedroom with dressing room and shower room, and a cellar. On the 1st floor, four bedrooms including an en-suite bedroom with shower room and dressing room, and a separated bathroom.

The garden, without any face to face, with a heated swimming pool and a garage, completes this historic house located next to shops, schools, tramway line and train station.

FEATURES

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|-----------------|------------|--------------------------|----------------------|----------------|-----------|
| Type de bien: | House | Surface: | 210.0 m ² | Terrain: | - |
| Charges: | - | Périodicité des charges: | - | Ascenseur: | - |
| Piscine: | - | Nombre de lots: | - | Taxe foncière: | €2,941.00 |
| Parking: | - | Compléments de loyer: | - | NB de pièces: | 6 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) : A 40kWh/m².year

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

Estimated amount of annual energy expenditure for standard use:
entre \$760.00 et \$1,060.00

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