



PESSAC ALOUETTE AREA- RENOVATED HOUSE – 1500 SQM PLOT -
SWIMMING POOL – GUEST HOUSE



SELLING PRICE : Sold

EMAIL : BORDEAUX@BARNES-INTERNATIONAL.COM

SOLE AGENCY

38 cours Georges Clémenceau
33000 Bordeaux



PHONE : 05 33 09 30 89
bordeaux@barnes-international.com

56 avenue de la Libération
Charles de Gaulle
33110 Le Bouscat

DESCRIPTION

EXCLUSIVE - Ideally located 400 m from Pessac Alouette railway station (15 min from Bordeaux St Jean Railway Station), Tram B line and all services, in a quiet and bucolic environment, this very beautiful 236 sqm house is built on two levels, and has been completely renovated with a swimming pool, a pool house, a spa and a 55 sqm guest house on a 1500 sqm plot facing South.

The house includes a large living room/86 sqm American style kitchen with a wood burning stove, opening by large bay windows onto the terrace, a laundry/fitness room, a bedroom with a shower, a spa and a pool house. Upstairs, three very bright bedrooms, two bathrooms, a shower room and a study room.

FEATURES

Type de bien:	House	Surface:	236.0 m ²	Terrain:	-
Charges:	-	Périodicité des charges:	-	Ascenseur:	-
Piscine:	-	Nombre de lots:	-	Taxe foncière:	€2,600.00
Parking:	-	Compléments de loyer:	-	NB de pièces:	10 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) : A -2kWh/m².year

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

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