



HOUSE FOR SALE - TALENCE CENTRE AREA - 5/6 BEDROOMS - OUTBUILDINGS  
- GARDEN - PARKING - GARAGE

---



SELLING PRICE : €1,290,000

---

EMAIL : [BORDEAUX@BARNES-INTERNATIONAL.COM](mailto:BORDEAUX@BARNES-INTERNATIONAL.COM)

---

38 cours Georges Clémenceau  
33000 Bordeaux



PHONE : 05 33 09 30 89  
[bordeaux@barnes-international.com](mailto:bordeaux@barnes-international.com)

56 avenue de la Libération  
Charles de Gaulle  
33110 Le Bouscat

## DESCRIPTION

Close to all services, this beautiful not adjoining 225 sqm stone house with preserved old features is built on a nice 1475 sqm plot with no face to face.

It comprises, on the ground floor a central entrance hall serving on both sides two living rooms, a dining room in a row, a dining kitchen with direct access to the garden and a laundry room.

Upstairs, five spacious bedrooms including a master en-suite bedroom with shower room. A bathroom completes this level.

In the basement, a 60 sqm cellar.

A plot division and a boundary determination have been realized and would allow the separated sale of a 290 sqm building plot. This property is completed with an outbuilding, a garage and many parking areas.

# FEATURES

Type de bien:	House	Surface:	225.0 m <sup>2</sup>	Terrain:	-
Charges:	-	Périodicité des charges:	-	Ascenseur:	-
Piscine:	-	Nombre de lots:	-	Taxe foncière:	-
Parking:	-	Compléments de loyer:	-	NB de pièces:	8 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) : D 246kWh/m<sup>2</sup>.year

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

Estimated amount of annual energy expenditure for standard use:  
entre \$3,390.00 et \$4,640.00

---

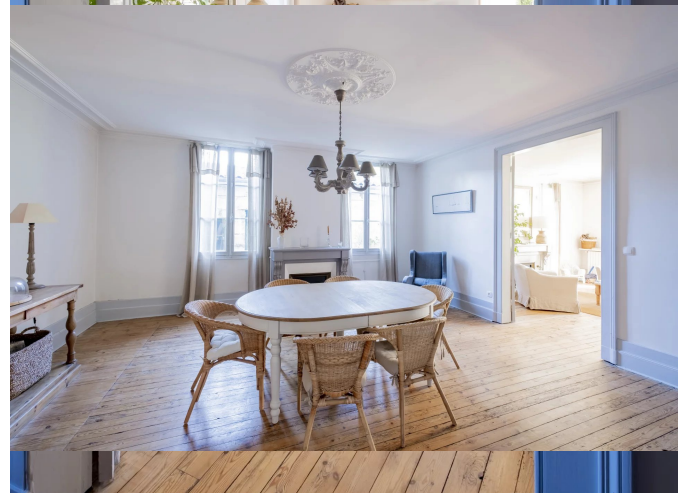
38 cours Georges Clémenceau  
33000 Bordeaux



PHONE : 05 33 09 30 89  
[bordeaux@barnes-international.com](mailto:bordeaux@barnes-international.com)

56 avenue de la Libération  
Charles de Gaulle  
33110 Le Bouscat





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