



LE PIAN MEDOC - 4 BEDROOMS HOUSE - SWIMMING POOL

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SELLING PRICE : €1,150,000

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56 avenue de la Libération  
Charles de Gaulle  
33110 Le Bouscat

## DESCRIPTION

In Le Pian-Médoc, a few kilometers from Bordeaux, in a peaceful and green environment, this beautiful bright contemporary house has been built in 2021.

This single storey house is organized around patios and terraces. An entrance hall opens onto the kitchen and the living space, a laundry room and a study room. The sleeping area is composed of four spacious bedrooms, including a beautiful master en-suite bedroom with dressing room, bathroom and walk-in shower.

The outside area is organized in different spaces, such as summer kitchen, heated swimming pool, terraces.

In addition to a large garage, the front area will allow you to park several vehicles.

A chalet, dedicated to sports completes this beautiful property.

# FEATURES

Type de bien:	House	Surface:	200.24 m <sup>2</sup>	Terrain:	-
Charges:	-	Périodicité des charges:	-	Ascenseur:	-
Piscine:	-	Nombre de lots:	-	Taxe foncière:	-
Parking:	-	Compléments de loyer:	-	NB de pièces:	-
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](http://www.georisques.gouv.fr)

## ENERGY PERFORMANCE DIAGNOSTIC

Diagnostic de performance énergétique (DPE) : A 35kWh/m<sup>2</sup>.year

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

Estimated amount of annual energy expenditure for standard use:  
entre \$507.00 et \$687.00

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