



125 sqm flat and independent studio - Bordeaux Triangle area- Garden



SELLING PRICE : €945,000

EMAIL : BORDEAUX@BARNES-INTERNATIONAL.COM

38 cours Georges Clémenceau
33000 Bordeaux



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56 avenue de la Libération
Charles de Gaulle
33110 Le Bouscat

DESCRIPTION

On the triangle boundary, this beautiful flat has been completely renovated in 2020 and has preserved its sublime old features.

Located on the ground floor of a stone building, the main 90 sqm flat with air conditioning, consists of a 30 sqm living room with an open plan kitchen, two bedrooms, one with a dressing room and a bathroom.

On the ground floor, an independent 36 sqm studio flat consists of a large living room with an open plan kitchen, a shower room and a veranda.

The two flats overlook a beautiful 250 sqm garden where a swimming pool is possible.

Possibility of joining the two flats by an internal staircase.

FEATURES

Type de bien:	Apartment	Surface:	125.57 m ²	Terrain:	250.0 m ²
Charges:	€350.00	Périodicité des charges:	€0.00	Ascenseur:	-
Piscine:	-	Nombre de lots:	-	Taxe foncière:	-
Parking:	-	Compléments de loyer:	-	NB de pièces:	5 rooms
NB de chambres:	3 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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