



Sole agent - House - Bordeaux/ Talence - Barrière Saint Genès area - Garden -
Swimming pool



SELLING PRICE : €699,000

EMAIL : BORDEAUX@BARNES-INTERNATIONAL.COM

SOLE AGENCY

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 a quiet street between Barrière Saint-Genès and Barrière de Pessac, 5 minutes walk from the tramline, shops and schools, this beautiful 110 sqm stone house has been completely renovated in 2023.

On the ground floor, an entrance hall serves a large and bright living room with an open plan kitchen, overlooking a 85 sqm garden facing south-west with no face to face and a swimming pool.

A pantry/ laundry room, a bedroom on one level with dressing room and shower room complete this floor.

On the 1st floor, a landing gives onto 2 bedrooms including a large one (18 sqm) on garden side as well as a shower room.

Quality features, beautiful volumes, bright and quiet environment.

FEATURES

Type de bien:	House	Surface:	110.0 m ²	Terrain:	85.0 m ²
Charges:	-	Périodicité des charges:	-	Ascenseur:	-
Piscine:	-	Nombre de lots:	-	Taxe foncière:	€1,600.00
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) : C 136kWh/m².year

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

Estimated amount of annual energy expenditure for standard use:
entre \$910.00 et \$1,280.00

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