



Bordeaux St Augustin Area 193 sqm House – Double Garage - Garden

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SELLING PRICE : €1,140,000

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56 avenue de la Libération  
Charles de Gaulle  
33110 Le Bouscat

## DESCRIPTION

Located in a quiet environment close to shops, this house sets back from the street with a double garage.

On the ground floor, a large double exposure living room with fireplace, a dining room adjoining the separated kitchen, overlooking the garden with no face to face (possibility of building a swimming-pool), a cellar and an outbuilding that can serve as a study room or an extra bedroom.

On the 1st floor, the landing distributes two bedrooms with a common shower room, a third bedroom, and finally a master suite bedroom with dressing room and en-suite bathroom.

# FEATURES

Type de bien:	House	Surface:	193.0 m <sup>2</sup>	Terrain:	100.0 m <sup>2</sup>
Charges:	-	Périodicité des charges:	-	Ascenseur:	-
Piscine:	-	Nombre de lots:	-	Taxe foncière:	-
Parking:	-	Compléments de loyer:	-	NB de pièces:	7 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](http://www.georisques.gouv.fr)

## ENERGY PERFORMANCE DIAGNOSTIC

Diagnostic de performance énergétique (DPE) : D 187kWh/m<sup>2</sup>.year

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

Estimated amount of annual energy expenditure for standard use:  
entre \$2,110.00 et \$2,910.00

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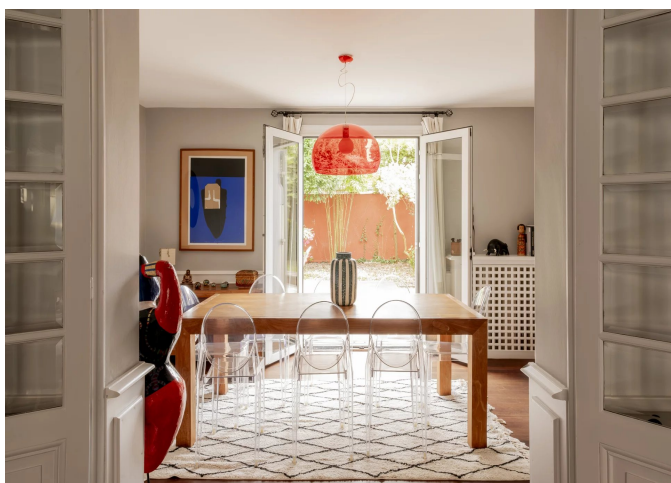
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