



House with garden - Bordeaux Saint-Seurin area



SELLING PRICE : €1,040,000

EMAIL : BORDEAUX@BARNES-INTERNATIONAL.COM

38 cours Georges Clémenceau
33000 Bordeaux



PHONE : +33533093089
bordeaux@barnes-international.com

56 avenue de la Libération
Charles de Gaulle
33110 Le Bouscat

DESCRIPTION

This beautiful 180 sqm stone house has preserved its old features.

On the ground floor, an entrance hall distributes a double exposure living-room with a beautifully wooded garden and a separated kitchen. On the 1st floor, a landing distributes a master en-suite bedroom with its bathroom, a bedroom and shower room overlooking a terrace and another room that can serve as a study room. On the 2nd floor a landing distributes two bedrooms, a bathroom and an attic. A large healthy cellar completes this property located in a very quiet street.

Refreshment works to be expected.

FEATURES

Type de bien:	House	Surface:	180.53 m ²	Terrain:	100.0 m ²
Charges:	-	Périodicité des charges:	-	Ascenseur:	-
Piscine:	-	Nombre de lots:	-	Taxe foncière:	€2,767.00
Parking:	-	Compléments de loyer:	-	NB de pièces:	7 rooms
NB de chambres:	6 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 166kWh/m².year

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

Estimated amount of annual energy expenditure for standard use:
entre \$2,260.00 et \$3,120.00

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