



Bordeaux Croix blanche area - 195 sqm house with 200 sqm garden - garage - to renovate

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SELLING PRICE : €1,155,000

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56 avenue de la Libération  
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## DESCRIPTION

Located in most wanted area, quiet and close to all services and schools, 195 sqm house to renovate, with a large 200 sqm garden.

It has an entrance hall, a living room overlooking the garden planted with trees, a separated kitchen and a study room.

On the 1st floor, the landing serves three bedrooms including a master en-suite bedroom and a bedroom with its private shower room as well as a separated bathroom.

On the second floor, there are three bedrooms with a shared bathroom.

A large basement and a garage complete this property.

# FEATURES

Type de bien:	House	Surface:	195.0 m <sup>2</sup>	Terrain:	200.0 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:	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](http://www.georisques.gouv.fr)

## ENERGY PERFORMANCE DIAGNOSTIC

Diagnostic de performance énergétique (DPE) : D 189kWh/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 \$20,281.00 et \$3,140.00

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