



House for sale - Barrière d'Arès area- Garden - Swimming pool

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SELLING PRICE : €1,050,000

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56 avenue de la Libération  
Charles de Gaulle  
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## DESCRIPTION

This beautiful 197 sqm family house, with old features preserved has been renovated by an interior architect.

The ground floor comprises an entrance hall, a living room, a bedroom, a shower room, a storeroom/ laundry and a large dressing room as well as a dining kitchen overlooking a 75 sqm landscaped garden with a heated swimming pool.

On the 1st floor, a landing leads to four bedrooms, two bathrooms and a playing room.

The basement includes a large healthy cellar that can be used as a screening and fitness room.

# FEATURES

Type de bien:	House	Surface:	197.0 m <sup>2</sup>	Terrain:	75.0 m <sup>2</sup>
Charges:	-	Périodicité des charges:	-	Ascenseur:	-
Piscine:	-	Nombre de lots:	-	Taxe foncière:	€1,700.00
Parking:	-	Compléments de loyer:	-	NB de pièces:	7 rooms
NB de chambres:	5 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) : ? Not specified

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

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