



200 sqm House - Bordeaux – Public Garden/Chartrons area

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SELLING PRICE : €1,144,000

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56 avenue de la Libération  
Charles de Gaulle  
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## DESCRIPTION

Located near the Public Garden and the Paul Doumer Square, this beautiful 200 sqm stone house has been completely renovated with old features preserved. On the ground floor, a beautiful entrance hall distributes a large living room with fireplace, an open plan and equipped kitchen, two bedrooms, a dressing room and a bathroom. The basement, fully furnished, includes a bedroom with possibility of creating a bathroom, a large room offering a home cinema and a fitness area, a laundry room, and a wine cellar. On the first floor, a staircase leads to a bedroom with its shower room.

# FEATURES

Type de bien:	House	Surface:	200.0 m <sup>2</sup>	Terrain:	-
Charges:	-	Périodicité des charges:	-	Ascenseur:	-
Piscine:	-	Nombre de lots:	-	Taxe foncière:	€2,400.00
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) : ? 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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