



6 BEDROOMS HOUSE FOR SALE - MEDOC BARRIERE AREA- - SWIMMING POOL - PARKING



SELLING PRICE : €1,750,000

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

Ideally located in the immediate vicinity of the Medoc Barrier (public transports, shops and prestigious schools), this 354 sqm large family house (320 sqm of living space) has a 110 sqm outdoor area and a South-West exposed swimming pool.

With beautiful volumes, and remarkable old features preserved, it includes a large entrance hall that serves a living room, a dining room, a game room and a dining kitchen.

Upstairs, a large landing serves four bedrooms, two shower rooms and a bathroom.

On the last level, a large playing room, two bedrooms, a shower room and a 66 sqm attic. A cellar and car park complete this house.

Contact: Aymeric Sabatié-Garat 06 61 94 07 13

FEATURES

Type de bien:	House	Surface:	353.0 m ²	Terrain:	-
Charges:	-	Périodicité des charges:	-	Ascenseur:	-
Piscine:	-	Nombre de lots:	-	Taxe foncière:	€5,000.00
Parking:	-	Compléments de loyer:	-	NB de pièces:	11 rooms
NB de chambres:	6 bedrooms	Honoraire à la charge:	to the buyer		

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) : D 242kWh/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 \$4,540.00 et \$6,200.00

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