



435 sqm Private mansion - Barrière du Médoc area- 350 sqm Garden – 140 sqm  
Outbuilding - Garage

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SELLING PRICE : €2,999,999

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56 avenue de la Libération  
Charles de Gaulle  
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## DESCRIPTION

Magnificent 435 sqm private mansion, ideally located in Barrière du Médoc area, close to the Bernard Magrez Cultural Institute. The entrance hall distributes a first living room with fireplace and a large double living room with two fireplaces opening onto a veranda with access to a terrace overlooking the 350 sqm facing south garden. A separate dining kitchen with a terrace access completes this floor with high ceilings and old features preserved. On the 1st floor, three bedrooms with fireplaces and two bathrooms. On the 2nd floor, two bedrooms and a 40 sqm room with three windows on garden side. The 145 sqm ground floor, with high ceilings, is converted into a fitness room, laundry room and cellar and opens onto the garden. A 140sqm outbuilding at the bottom of the plot and a 20 sqm garage complete this unique air-conditioned property close to shops and prestigious schools.

# FEATURES

Type de bien:	House	Surface:	435.0 m <sup>2</sup>	Terrain:	350.0 m <sup>2</sup>
Charges:	-	Périodicité des charges:	-	Ascenseur:	-
Piscine:	-	Nombre de lots:	-	Taxe foncière:	-
Parking:	-	Compléments de loyer:	-	NB de pièces:	10 rooms
NB de chambres:	5 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](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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