



PRIVATE MANSION FOR SALE - BORDEAUX/TALENCE AREA - PESSAC
BARRIER



SELLING PRICE : €1,995,000

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

Located 10 minutes from the railway station, close to the “Barrière de Pessac” and close to the tram line, this magnificent private mansion is to renovate.

A beautiful coachman passage leads to the entrance hall which serves living rooms with magnificent old features: fireplaces, parquet, mouldings, stained glass windows, ceiling height.

This property is established on 5 levels:

- The ground floor: 76.10 sqm
- Garden level: 73.60 sqm
- First floor: 123.9 sqm
- Second floor: 103.8 sqm
- The third floor with sloping ceilings: 103.4 sqm (only 53.9 sqm are living spaces).

Possibility of acquiring parking spaces in addition (price to be defined) or possible garden enlargement.

(Non-contractual virtual fit-up proposal)

FEATURES

Type de bien:	House	Surface:	885.0 m ²	Terrain:	30.0 m ²
Charges:	-	Périodicité des charges:	-	Ascenseur:	-
Piscine:	-	Nombre de lots:	-	Taxe foncière:	-
Parking:	-	Compléments de loyer:	-	NB de pièces:	15 rooms
NB de chambres:	8 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

ENERGY PERFORMANCE DIAGNOSTIC

Diagnostic de performance énergétique (DPE) : A 68kWh/m².year

Indice d'émission de gaz à effet de serre (GES) : C kg CO₂/m².an

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