



Loft style house - Bordeaux/ Bordelais Park area- Garden - Swimming pool - Garage

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SELLING PRICE : €1,695,000

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56 avenue de la Libération  
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## DESCRIPTION

Exceptional 201.45 sqm loft style house (186 sqm of living space) designed by an architect at the gates of the Bordelais Park. An entrance hall distributes a large living room on one level with a nice garden and a swimming pool and no face to face, a beautiful fully equipped dining kitchen and its back kitchen/ laundry room. On the 1st floor, four bedrooms, two with their private shower rooms and a shared bathroom. A large 45 sqm garage completes this very bright loft style property with beautiful features close to the Bordelais Park. The displayed price is inclusive of all charges (including notary fees).

# FEATURES

Type de bien:	House	Surface:	186.35 m <sup>2</sup>	Terrain:	31.3 m <sup>2</sup>
Charges:	-	Périodicité des charges:	-	Ascenseur:	-
Piscine:	-	Nombre de lots:	-	Taxe foncière:	-
Parking:	-	Compléments de loyer:	-	NB de pièces:	5 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) : B 76kWh/m<sup>2</sup>.year

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

Estimated amount of annual energy expenditure for standard use:  
entre \$890.00 et \$1,260.00

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