



House 5 bedrooms - Garden - swimming pool - parking



SELLING PRICE : €1,450,000

EMAIL : BORDEAUX@BARNES-INTERNATIONAL.COM

SOLE AGENCY

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 between Primrose area and the Bordelais Park, this 190 sqm (186,24 sqm carrez law) house standing away from the street has been completely renovated in 2023 with landscaped garden and 270 sqm facing west terraces, as well as a swimming pool.

It includes an entrance hall with a cloakroom, a double living room opening onto the terrace by large windows, a furnished and equipped dining kitchen, a bedroom with shower room.

On the 1st floor, you will find a master en-suite bedroom with dressing room and bathroom on garden side, 1 bedroom with shower room, 2 bedrooms, 1 separate shower room as well as a furnished laundry.

FEATURES

Type de bien:	House	Surface:	190.0 m ²	Terrain:	443.0 m ²
Charges:	-	Périodicité des charges:	-	Ascenseur:	-
Piscine:	-	Nombre de lots:	-	Taxe foncière:	€2,700.00
Parking:	-	Compléments de loyer:	-	NB de pièces:	7 rooms
NB de chambres:	5 bedrooms	Honoraire à la charge:	-		

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) : B 78kWh/m².year

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

Estimated amount of annual energy expenditure for standard use:
entre \$1,020.00 et \$1,450.00

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