



FOR SALE EXCEPTIONAL 454 SQM PRIVATE MANSION - BORDELAIS PARK
AREA - 6 BEDROOMS



SELLING PRICE : €2,730,000

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 in the immediate vicinity of the Bordelais Park, this magnificent 454 sqm private mansion has been renovated in 2014 and has a 100 sqm facing south garden.

The ground floor has a beautiful entrance hall, a large living room, a dining room, a separated equipped and fitted dining kitchen as well as a magnificent signed glass roof.

On the first floor, a large master en-suite bedroom with a shower room and a dressing room, a second master en-suite bedroom with a bathroom and a dressing room.

On the second floor, three bedrooms, two shower rooms and a playing room.

In the basement, a fitness room, a TV lounge and a bedroom.

A large cellar completes this property.

Possibility to convert the summer kitchen into a two-cars garage and to create a swimming pool (already listed in the land registry office).

Dual possible destination (home and office)

FEATURES

Type de bien:	House	Surface:	454.0 m ²	Terrain:	-
Charges:	-	Périodicité des charges:	-	Ascenseur:	-
Piscine:	-	Nombre de lots:	-	Taxe foncière:	€5,000.00
Parking:	-	Compléments de loyer:	-	NB de pièces:	15 rooms
NB de chambres:	6 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 0kWh/m².year

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

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