



Contemporary house - Carignan-de-Bordeaux area – 6300 sqm Plot -  
Swimming pool - Garages

---



SELLING PRICE : €995,000

---

EMAIL : [BORDEAUX@BARNES-INTERNATIONAL.COM](mailto:BORDEAUX@BARNES-INTERNATIONAL.COM)

38 cours Georges Clémenceau  
33000 Bordeaux



PHONE : +33533093089  
[bordeaux@barnes-international.com](mailto:bordeaux@barnes-international.com)

56 avenue de la Libération  
Charles de Gaulle  
33110 Le Bouscat

## DESCRIPTION

Located 4min from the ring road and 15 minutes from the center of Bordeaux between Carignan-de-Bordeaux and Fargues Saint-Hilaire, this 250 sqm family house built in 2006, on a plot of more than 6300 sqm, has an open view to the south over the surrounding landscape and vineyards.

In this idyllic setting, the property benefits from a mirror-effect swimming-pool, a covered terrace, an outdoor bar, a bowling alley, an orchard, a vegetable garden and a henhouse.

The house consists of an entrance hall with a cloakroom, a large open plan kitchen, a double living room facing outdoor landscape with large windows, 3 bedrooms, a bathroom, a shower room, two toilets, a study room and a large storeroom.

On the 1st floor, a large suite with bedroom, fitness room, bathroom, covered terrace and a small study room.

A large double garage, with direct access in the entrance hall and a workshop complete this property. (Part of the property is buildable on street side and can benefit from an independent access)

# FEATURES

Type de bien:	House	Surface:	250.0 m <sup>2</sup>	Terrain:	-
Charges:	-	Périodicité des charges:	-	Ascenseur:	-
Piscine:	-	Nombre de lots:	-	Taxe foncière:	-
Parking:	-	Compléments de loyer:	-	NB de pièces:	8 rooms
NB de chambres:	5 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) : C 113kWh/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 \$1,690.00 et \$2,370.00

---

38 cours Georges Clémenceau  
33000 Bordeaux



PHONE : +33533093089  
[bordeaux@barnes-international.com](mailto:bordeaux@barnes-international.com)

56 avenue de la Libération  
Charles de Gaulle  
33110 Le Bouscat



38 cours Georges Clémenceau  
33000 Bordeaux



PHONE : +33533093089  
[bordeaux@barnes-international.com](mailto:bordeaux@barnes-international.com)

56 avenue de la Libération  
Charles de Gaulle  
33110 Le Bouscat