



5 bedrooms House- 2000 sqm Plot of land - swimming pool - garages

---



SELLING PRICE : €735,000

---

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 in a preserved and quiet environment 2 km from Creon, shops, transport and High school, this 240 sqm family house, mostly on one level on a 2000 sqm plot of land with a swimming pool and garages (that can be converted into outbuildings).

The house includes a large living area, a living room with fireplace, a kitchen/ dining room with high ceilings overlooking the outdoor area by large bay windows.

A master en-suite bedroom with shower room, dressing room and a mezzanine study room, 2 bedrooms with a shared bathroom, 1 bedroom with shower room.

On the 1st floor, a bedroom with its shower room.

The outdoor areas are arranged with a dining area, a summer lounge by the poolside, and a garden area.

A parking area allows a large number of vehicles to park.

# FEATURES

Type de bien:	House	Surface:	240.0 m <sup>2</sup>	Terrain:	-
Charges:	-	Périodicité des charges:	-	Ascenseur:	-
Piscine:	-	Nombre de lots:	-	Taxe foncière:	-
Parking:	-	Compléments de loyer:	-	NB de pièces:	6 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 160kWh/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 \$1,940.00 et \$2,690.00

---

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

56 avenue de la Libération  
Charles de Gaulle  
33110 Le Bouscat