



Exclusivity - Le Bouscat - Chêneraie Park area- house with garden - parking



SELLING PRICE : €730,000

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

Located in a secure residence, close to the Cheneraie Park and tramline D, recent house built in 2009, located in a quiet environment.

It consists, on the ground floor, of a 43 sqm living room, a dining kitchen, guest toilets and a direct access to the garage which is in the basement and can park two vehicles (41sqm).

Upstairs, on the 1st floor, three bedrooms including a master en-suite bedroom with dressing room and bathroom, as well as a shower room and separated toilets.

Works of façade restoration already voted.

For any visit request contact Charline BASSOLI 06 26 05 48 31

FEATURES

Type de bien:	House	Surface:	147.34 m ²	Terrain:	200.0 m ²
Charges:	€150.00	Périodicité des charges:	€0.00	Ascenseur:	-
Piscine:	-	Nombre de lots:	17	Taxe foncière:	€2,500.00
Parking:	-	Compléments de loyer:	-	NB de pièces:	4 rooms
NB de chambres:	3 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 86kWh/m².year

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

Estimated amount of annual energy expenditure for standard use:
entre \$990.00 et \$1,380.00

38 cours Georges Clémenceau
33000 Bordeaux



PHONE : +33533093089
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