



Architect style House - Le Bouscat area - South Garden - Swimming pool - 2 car park areas



SELLING PRICE : €2,360,000

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

Magnificent single storey house built by a renowned architect on a 950 sqm plot.

The house stretches along 35 m and is reflected in the large pools along the facade. The first 25 m pool, is dedicated to swimming, the second to koi carps and aquatic plants.

The 242 sqm house (302 sqm on the ground) includes : an entrance hall, which serves two bedrooms each with a shower room, a stainless and black marble equipped and furnished kitchen, with a central island, a 85 sqm living/ dining room with mahogany louvered furniture and a Jatoba parquet floor, a 58 sqm master en-suite bedroom with dressing room and bathroom.

All rooms open onto the garden through a glass wall consisting of a succession of double swing doors. The terrace, made of ipe wood, extends into a deck to the pool.

In the basement: a large cellar, a laundry room and a wine cellar.

Two parking spaces on the plot and a sauna complete this exceptional property.

FEATURES

Type de bien:	House	Surface:	242.0 m ²	Terrain:	-
Charges:	-	Périodicité des charges:	-	Ascenseur:	-
Piscine:	-	Nombre de lots:	-	Taxe foncière:	-
Parking:	-	Compléments de loyer:	-	NB de pièces:	7 rooms
NB de chambres:	3 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) : C 123kWh/m².year

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

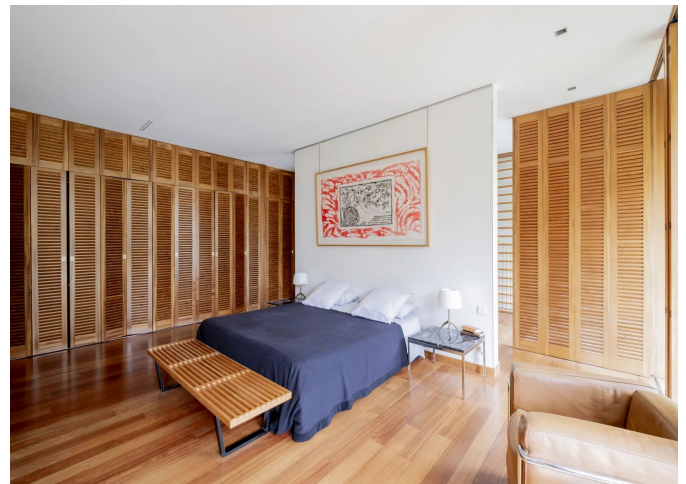
Estimated amount of annual energy expenditure for standard use:
entre \$2,220.00 et \$3,060.00

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