



219 sqm House - Pessac City Center - 35 sqm Outbuilding - Swimming pool -
Parking



SELLING PRICE : €1,575,000

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

This beautiful Arcachon style house built in 2018 is located in the second row on a 774 sqm plot of land. It includes an entrance hall that serves a living room and a dining room in a contemporary style as well as a very bright kitchen. The 1st floor consists of two bedrooms, a bathroom, a laundry room and a master en-suite bedroom. On the second floor, a shower room and two bedrooms, including one with a dressing room. A large fitted outbuilding, a cellar, as well as the possibility to park two cars complete this property located in a very quiet area close to transport and shops of the Pessac City Center.

FEATURES

| | | | | | |
|-----------------|------------|--------------------------|----------------------|----------------|---------|
| Type de bien: | House | Surface: | 254.0 m ² | Terrain: | - |
| Charges: | - | Périodicité des charges: | - | Ascenseur: | - |
| Piscine: | - | Nombre de lots: | - | Taxe foncière: | - |
| Parking: | - | Compléments de loyer: | - | NB de pièces: | 9 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

ENERGY PERFORMANCE DIAGNOSTIC

Diagnostic de performance énergétique (DPE) : A -2kWh/m².year

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

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