



House - Talence City center - Garden - Swimming pool - Garage-

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SELLING PRICE : €1,099,000

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56 avenue de la Libération  
Charles de Gaulle  
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## DESCRIPTION

Beautiful house with an approximately 235 sqm living surface.

On the ground floor, an entrance hall gives access to the landing of the 1st floor which distributes a large double exposure living room opening onto a terrace overlooking the garden, and a partially open plan dining kitchen. On the 2nd floor, a landing distributes four bedrooms, two with their dressing rooms, a bathroom and a dressing room. On the ground floor, the parents area, with a beautiful master en-suite bedroom and its shower room overlooks a pretty garden. A swimming pool, a garage and a laundry room complete this ideally located property, in a quiet environment, close to Talence City center.

# FEATURES

Type de bien:	House	Surface:	235.0 m <sup>2</sup>	Terrain:	185.0 m <sup>2</sup>
Charges:	-	Périodicité des charges:	-	Ascenseur:	-
Piscine:	-	Nombre de lots:	-	Taxe foncière:	€2,717.00
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) : D 228kWh/m<sup>2</sup>.year

Indice d'émission de gaz à effet de serre (GES) : D kg CO<sub>2</sub>/m<sup>2</sup>.an

Estimated amount of annual energy expenditure for standard use:  
entre \$3,270.00 et \$4,470.00

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