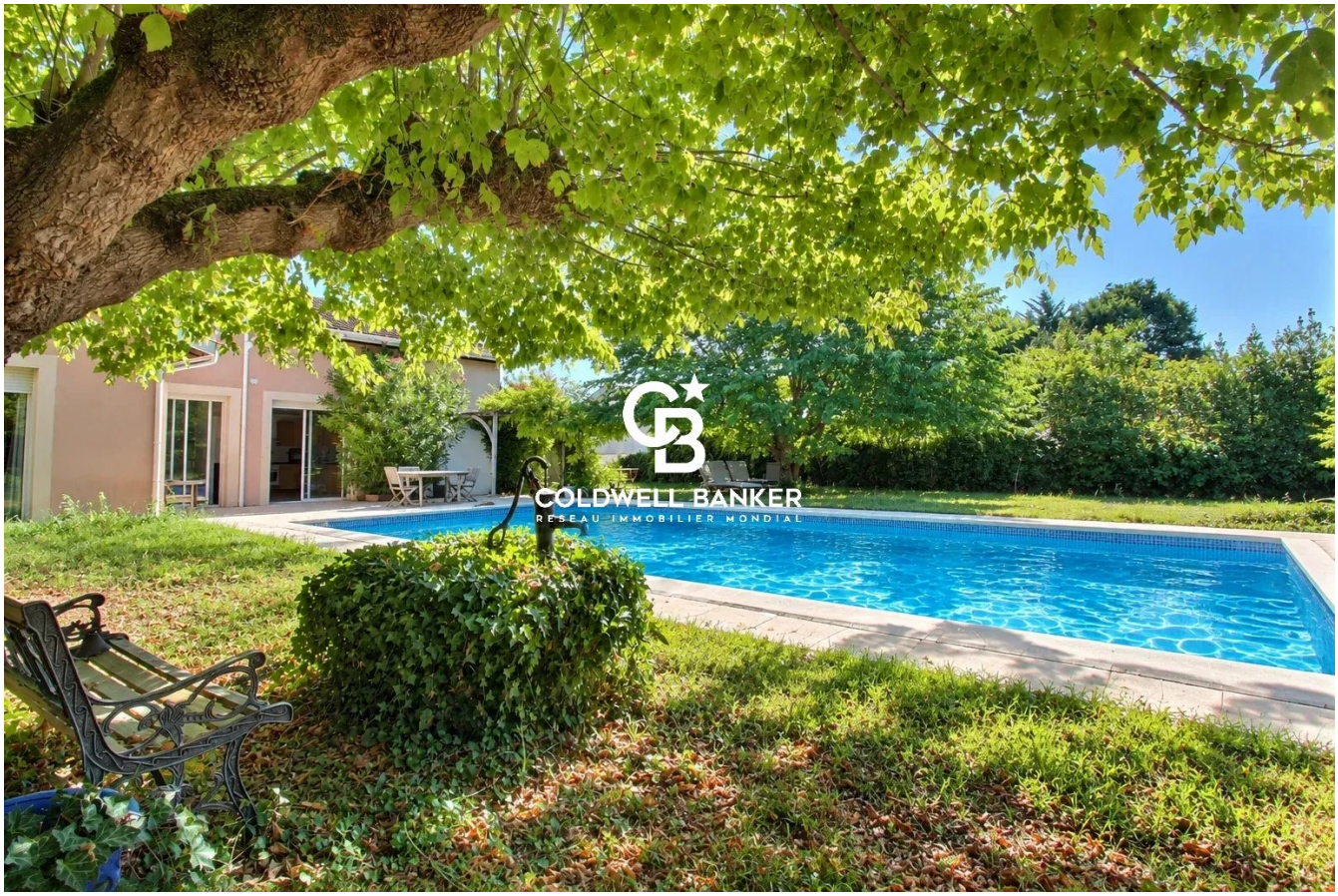
COLDWELL BANKER
EUROPA REALTY

House Le Bouscat 200 m²



SALE PRICE : 1 040 000 €

EMAIL : IMMOBA@COLDWELLBANKER.FR

13 cours Tournon
France, 33000, Bordeaux

PHONE : +33557340139
immoba@coldwellbanker.fr

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EUROPA REALTY

DESCRIPTION

Coldwell Banker offers you this beautiful family home, ideally located in a sought-after residential area, quiet and sheltered from view.

From the moment you arrive, you'll be won over by its privileged setting, its lovely tree-filled garden and its peaceful atmosphere. The house offers generous living space perfectly suited to family life, with five bedrooms and two bathrooms.

The heart of the property opens onto a large, private plot, a true green haven, featuring a beautiful pool that invites you to fully enjoy sunny days. A rare outdoor space, ideal for moments of relaxation, family meals and entertaining friends.

The property also benefits from two garages, offering everyday comfort and functionality.

Another major advantage: Tram D is only 400 metres away, allowing easy access to Bordeaux and its main points of attraction while preserving the calm and privacy of a house with a garden.

DPE C (136) and GES C (20)
Estimated annual energy costs €2,050–€2,820/year
Fees payable by the seller.
Independent Sales Agent
RSAC: 828362285 / RCP: 127100479
Check the risks to which this property is exposed at: www.georisques.gouv
For more information or to arrange a viewing, contact Stéphane Laroche now
Find all our properties on IMMOBA.

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FEATURES

Property type:	House	Area:	200.0 m²	Number of rooms:	6 rooms
Number of bedrooms:	5 bedrooms				

Information on the risks to which this property is exposed is available on the Géorisques website: www.georisques.gouv.fr

ENERGY PERFORMANCE DIAGNOSIS

Energy performance diagnosis (EPD): C 133

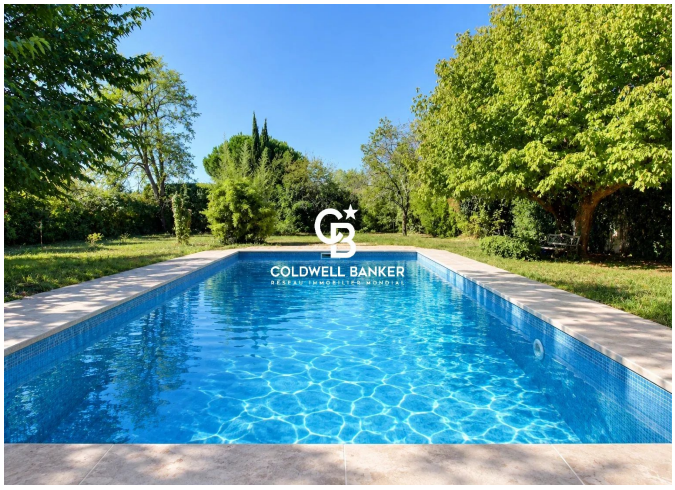
Greenhouse gas emissions (GHG) index: C 20

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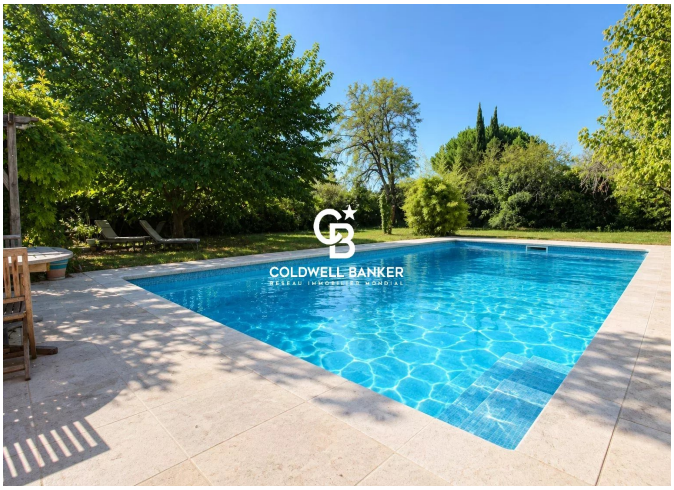
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