COLDWELL BANKER
EUROPA REALTY

House Le Bouscat 185 m²



SALE PRICE : 1 190 000 €

EMAIL : IMMOBA@COLDWELLBANKER.FR

13 cours Tournon
France, 33000, Bordeaux

PHONE : +33557340139
immoba@coldwellbanker.fr

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DESCRIPTION

Coldwell Banker Immoba Realty invites you to discover this stunning home built in 1890, located in one of the most sought-after areas of Le Bouscat, just 400m from Tram Line D.

Featuring spacious and light-filled living areas, the house offers an elegant lounge, an open-plan dining room, and a kitchen. Large bay windows provide optimal natural light and offer breathtaking views of the landscaped garden.

The property also includes four bedrooms, one of which is a master suite with a walk-in closet and private bathroom.

The beautifully designed garden of over 800 m² is a true haven of peace, complete with a superb heated swimming pool – the perfect setting for relaxing or entertaining with family and friends.

Energy performance: DPE 172 (C) / GES 26 (C)
Estimated annual energy costs: between €1,990 and €2,740

Fees paid by the seller

Contact: Stéphane Laroche
Independent Sales Agent
RSAC: 828 362 285 / RCP: 127 100 479

Find all our listings on IMMOBA.

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FEATURES

Property type:	House	Area:	185.0 m²	Property tax:	€3.00
Number of rooms:	6 rooms	Number of bedrooms:	4 bedrooms		

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

ENERGY PERFORMANCE DIAGNOSIS

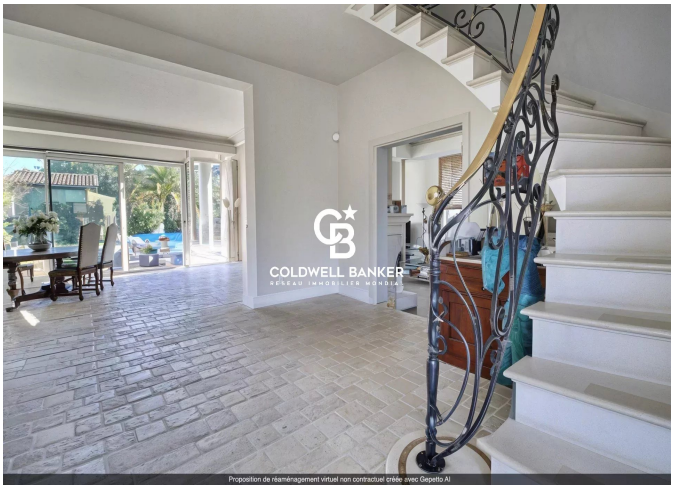
Energy performance diagnosis (EPD): C 172

Greenhouse gas emissions (GHG) index: C 26

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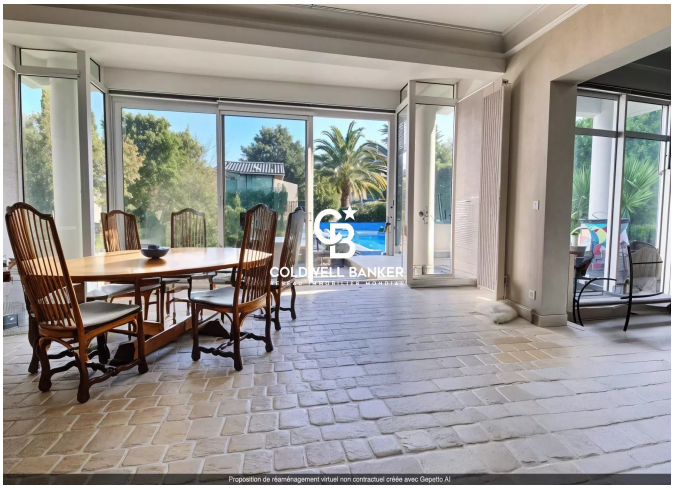
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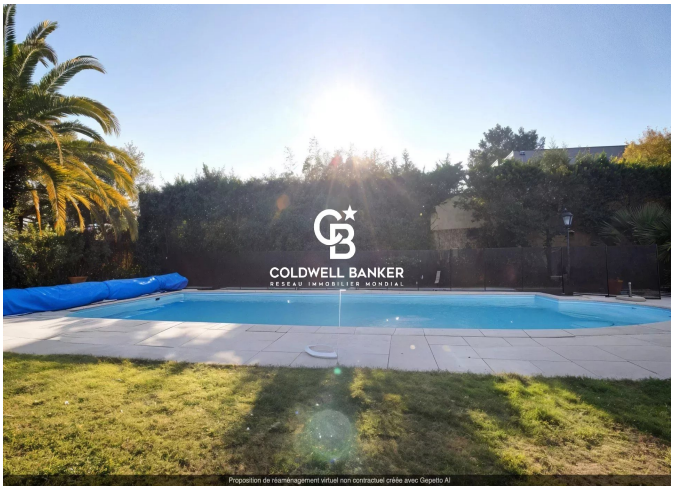
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