COLDWELL BANKER
EUROPA REALTY

House Le Haillan 135 m²



SALE PRICE : 415 000 €

EMAIL : IMMOBA@COLDWELLBANKER.FR

13 cours Tournon
France, 33000, Bordeaux

PHONE : +33557340139
immoba@coldwellbanker.fr

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DESCRIPTION

Coldwell Banker presents this family home with generous proportions, designed to combine comfort, modernity and quality of life.

Located in Le Haillan, within immediate proximity to the tram, shops and schools, this house enjoys a particularly convenient everyday location.

From the entrance you will discover a beautiful, spacious and bright living area, enhanced by a stove, offering a warm and convivial atmosphere. The semi-open, fitted and functional kitchen integrates harmoniously into this living space.

Continuing on, a conservatory completes the house and provides a true additional living area, opening onto the garden and the terrace through large glazed bays.

Sleeping area: the house offers four bedrooms, two bathrooms and plenty of storage. There is the possibility to convert the upstairs bedroom into a master suite with its own shower room.

Outside, the garden invites full enjoyment of the fine days. With several areas it offers a swimming pool, a terrace with a fitted summer kitchen and a green space.

The house also benefits from modern features such as air conditioning, home automation and solar panels, bringing comfort and energy efficiency to everyday life.

An independent workshop, a garage and parking possibilities on the plot complete this quality property.

A complete and welcoming family home, offering generous volumes, a pleasant garden and modern features, in a sought-after area of Le Haillan.

More photos or a viewing? Contact Ms. Alexandra ARNAUD

DPE: C (174) and GES: C (24).
Estimated annual costs between €1,950 and €2,730.
Fees payable by the seller.
Check the risks to which this property is exposed at: www.georisques.gouv
Independent Commercial Agent
RSAC: 880872122 / RCP: 127100479

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FEATURES

Property type:	House	Area:	135.0 m²	Number of rooms:	5 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

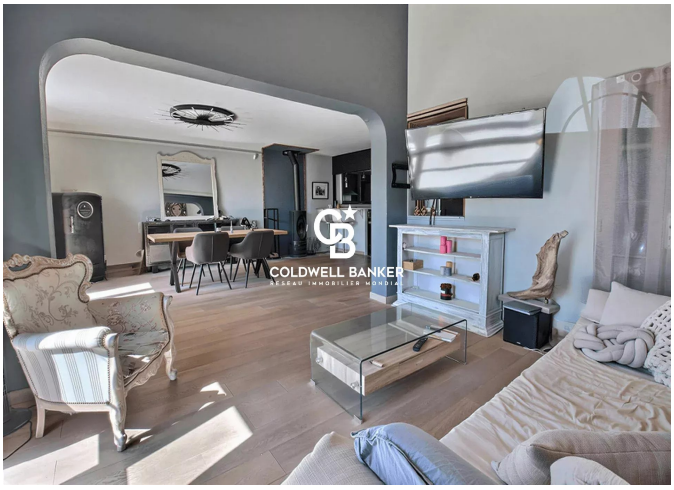
Energy performance diagnosis (EPD): C 174

Greenhouse gas emissions (GHG) index: C 24

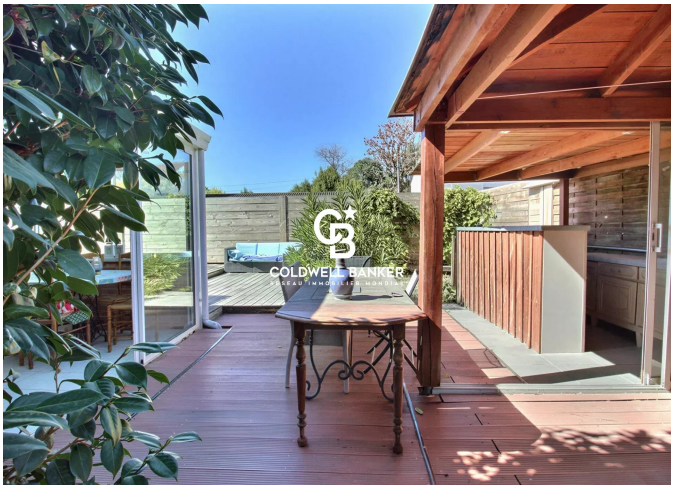
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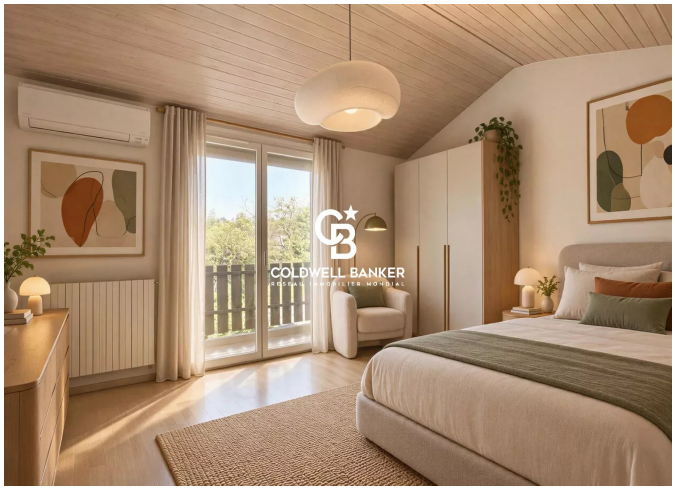












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