

Maison Bordeaux 131 m<sup>2</sup>

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PRIX DE VENTE : 700 000 €

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EMAIL : [IMMOBA@COLDWELLBANKER.FR](mailto:IMMOBA@COLDWELLBANKER.FR)

EXCLUSIVITÉ

## DESCRIPTION

We offer for sale this superb family stone house ideally located a few steps from the Barrière du Médoc, its shops, the tram and close to renowned schools.

A must-see, this home will charm you from the moment you enter with its cement tiles, stone staircase and high ceilings. Elegance and conviviality combine here to create a unique place that will seduce you.

The family will enjoy a beautiful through living area, with a bright, warm sitting room with wood floors and a fireplace, as well as an equipped, functional and ergonomic eat-in kitchen. The outside is sunny, fully terraced, completely peaceful and will allow you to enjoy lunches in the sun.

Sleeping area: 4 lovely bedrooms each with their own shower room, including a pretty master suite with a dressing room and a comfortable bathroom. Every family member will be able to enjoy privacy in this well-thought-out home.

A functional house thanks to its laundry room, pantry, numerous storage spaces, wine cellar and even a workshop/bonus space that can be transformed according to your wishes.

The real plus: a large garage allowing you to park a vehicle but also several two-wheelers completes this quality property.

Light, preserved period features and generous volumes thanks to the high ceilings — here you will find everything to delight aesthetes.

Photos and full dossier on request.

DPE D (222) GES D (48). Estimated energy costs €- /year.

Fees payable by the seller.

Check the risks to which this property is exposed at: [www.georisques.gouv](http://www.georisques.gouv)

Independent Commercial Agent

RSAC: 880872122 / RCP: 127100479

All our properties on Immoba.

A viewing or more information? Contact Ms Alexandra ARNAUD.

## CARACTÉRISTIQUES

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Type de bien :	Maison	Surface :	131.0 m <sup>2</sup>	NB de pièces :	5 rooms
NB de chambres :	4 bedrooms				

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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)

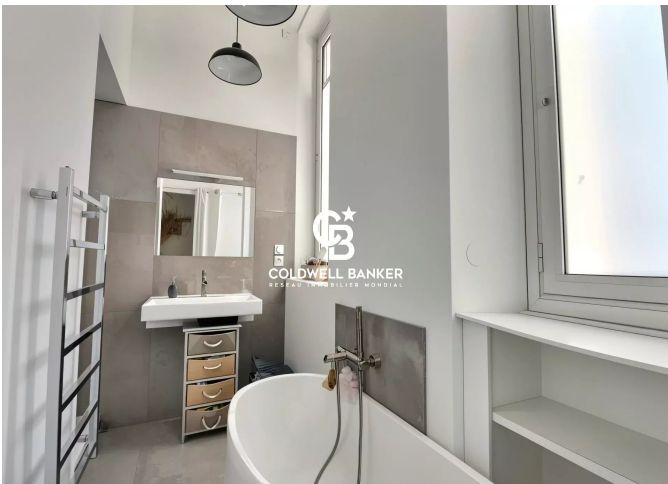
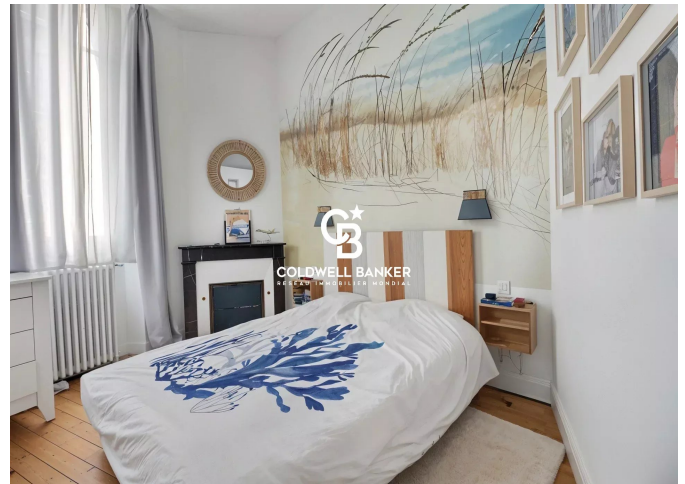
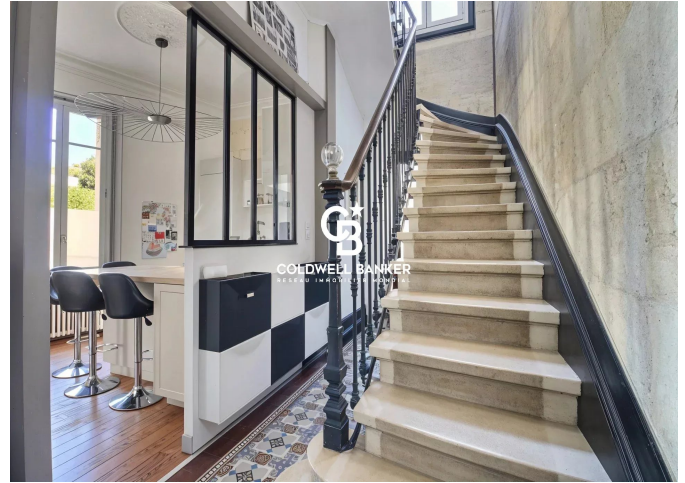
## DIAGNOSTIC DE PERFORMANCE ÉNERGÉTIQUE

Diagnostic de performance énergétique (DPE) : D 222

Indice d'émission de gaz à effet de serre (GES) : D 48



**COLDWELL BANKER**  
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