

Maison Bordeaux 123 m²



PRIX DE VENTE : 700 000 €

EMAIL : IMMOBA@COLDWELLBANKER.FR

EXCLUSIVITÉ

DESCRIPTION

Exclusively, we invite you to discover this magnificent family home set back from the street, ideally located just steps from renowned schools, the park, all shops and transport.

Undeniably welcoming from the moment you enter, this residence will charm you at first sight.

The constant natural light and the through aspect make the living spaces appealing: you will find an elegant, warm and convivial living room with a fireplace insert, a neat, well-equipped and ergonomic kitchen, and a spacious dining room with views over the large garden.

Refined decoration runs throughout this house, and the generous proportions, high ceilings and parquet floors will delight aesthetes.

Sleeping area: a superb master bedroom with garden views, featuring a dressing room and en-suite shower room. Then two bedrooms and a bathroom, with cement tiles imported from Morocco that will charm many, as well as a study area for teleworking. You will also find a laundry room and plenty of storage.

The garden is peaceful, sunny all day, planted and in bloom. Sheltered from view, it is suitable for a pool and lends itself to relaxation and convivial outdoor moments.

The real plus: a true coup de coeur — this recent, high-quality renovation combines elegance, functionality and comfort.

Several parking spaces on the plot complete the features of this rare property in the area.

Photos and full file available on request.

DPE in progress () GES in progress (). Estimated energy consumption -€/year.

Fees payable by the seller.

Check the risks to which this property is exposed at: www.georisques.gouv

Independent Sales Agent

RSAC: 880872122 / RCP: 127100479

All our properties on Immoba.

A viewing or more information? Contact Ms. Alexandra ARNAUD.

CARACTÉRISTIQUES

Type de bien :	Maison	Surface :	123.0 m ²	NB de pièces :	5 rooms
NB de chambres :	4 bedrooms				

Les informations sur les risques auxquels ce bien est exposé sont disponibles sur le site Géorisques : www.georisques.gouv.fr

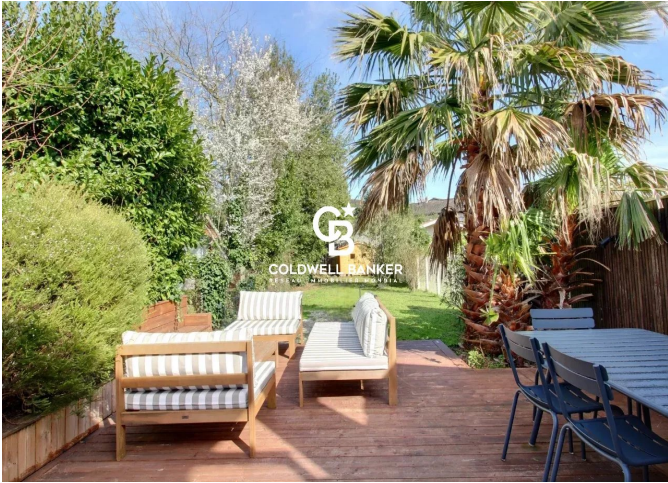
DIAGNOSTIC DE PERFORMANCE ÉNERGÉTIQUE

Diagnostic de performance énergétique (DPE) : C 153

Indice d'émission de gaz à effet de serre (GES) : C 24



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