

Maison Bordeaux 174 m²



PRIX DE VENTE : 795 000 €

EMAIL : IMMOBA@COLDWELLBANKER.FR

DESCRIPTION

We are pleased to present this beautiful family home ideally located just steps from shops, public transport, and well-regarded schools.

A must-see property, it welcomes you with a charming front garden and stands out for its brightness, functionality, and great potential for enhancement.

The home includes an entrance hall, a lovely living room with fireplace, a semi-open kitchen, and a laundry room.

Night area: 4 bedrooms, 3 shower rooms, and a home office.

The large garden is sunny throughout the day and offers great potential for development to create a perfect summer retreat for the whole family.

It is ready to host a spacious terrace, swimming pool, and summer kitchen—all while preserving a generous green area and play space for children.

A cellar, a large garage, a carport, and multiple parking spaces complete this quality property.

Bonus: A fully fitted 30 m² outbuilding—perfect for hosting family or friends, or as a quiet home office for remote work. Also suitable for a liberal profession.

More photos or a visit? Contact Ms. Alexandra ARNAUD

Energy performance: DPE C (157) / GES C (29)

Estimated annual energy costs: between €2,040 and €2,810

Fees paid by the seller

Risk information available at: www.georisques.gouv.fr

Independent Sales Agent

RSAC: 880 872 122 / RCP: 127 100 479

CARACTÉRISTIQUES

Type de bien :	Maison	Surface :	174.0 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 157

Indice d'émission de gaz à effet de serre (GES) : C 29



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