

Maison Pessac 174 m²



PRIX DE VENTE : 942 000 €

EMAIL : IMMOBA@COLDWELLBANKER.FR

DESCRIPTION

Coldwell Banker Bordeaux Premium invites you to discover, in a quiet residential area of Pessac, a stunning single-storey house fully renovated with noble materials and exceptional attention to detail.

From the entrance, the warm atmosphere and high-end finishes will charm you. The living area, flooded with light through large floor-to-ceiling windows, opens naturally onto a landscaped garden — a true extension of the interior where every space has been designed to create a perfect harmony of elegance.

The garden, a peaceful haven, will delight nature and relaxation lovers: a sleek, tastefully integrated swimming pool blends harmoniously with the surroundings, while a modern, fully equipped pool house guarantees convivial moments all year round.

The main house offers 3 bedrooms, including a generous master suite. An independent annex of approximately 48 m², opening onto the terrace and pool, provides two additional rooms—ideal for hosting guests, creating a studio, or a leisure space.

This property embodies the Pessac lifestyle: tranquility, greenery and proximity to amenities. A must-see address!

Energy rating: DPE B (72) — GES A (2).

Estimated annual energy costs: €700–€1,100.

Fees payable by the buyer.

Sale price: €942,000 (fees 4.6% i.e. €42,000 — net seller €900,000).

Contact: Corinne Prémont, Independent Sales Agent.

RSAC: 384 152 203 — Professional liability insurance: 127 100 479.

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Carrez area: 178 m² (including the annex). Co-ownership of main lots. Estimated annual charges: €680–€980. No ongoing legal proceedings.

CARACTÉRISTIQUES

Type de bien :	Maison	Surface :	174.0 m ²	Taxe foncière :	€1.00
NB de pièces :	7 rooms	NB de chambres :	5 bedrooms		

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

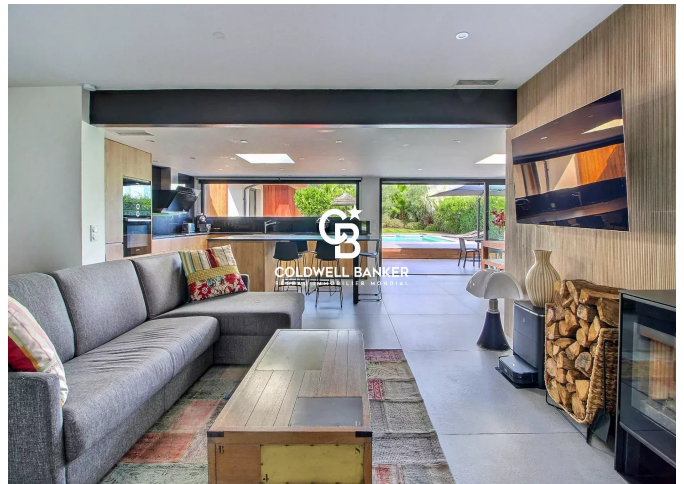
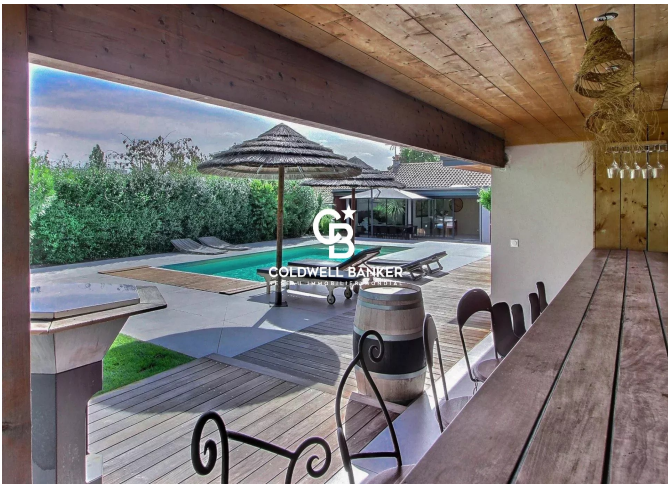
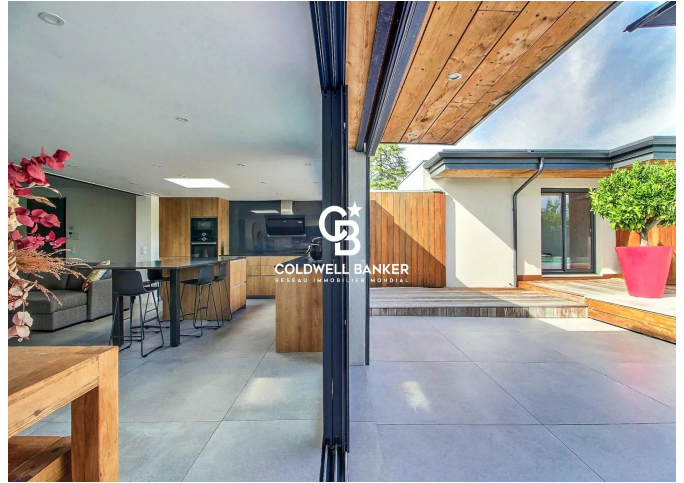
DIAGNOSTIC DE PERFORMANCE ÉNERGÉTIQUE

Diagnostic de performance énergétique (DPE) : B 72

Indice d'émission de gaz à effet de serre (GES) : A 2



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