

Maison Pessac 180 m²



PRIX DE VENTE : 641 000 €

EMAIL : IMMOBA@COLDWELLBANKER.FR

DESCRIPTION

Coldwell Banker is delighted to present this superb family home ideally located just steps from shops, transport, and schools.

This single-storey architect-designed house has been conceived for family living and conviviality, offering generous volumes and constant natural light.

Upon entering, you will discover a warm and spacious dual-aspect living area featuring a fireplace and beautiful ceiling height. The fully equipped eat-in kitchen includes a practical utility/laundry room.

The large, sun-filled garden is accessible through several patio doors and will charm you with its swimming pool and multiple terraces, perfect for enjoying summer evenings.

Night area: 5 bedrooms, including a comfortable master suite with private shower room and built-in storage, another bedroom with its own shower room, an additional bathroom, and multiple practical water points throughout the sleeping area.

An adjoining garage and several parking spaces on the property complete this high-quality home.

Interested or would like to arrange a viewing? Contact Alexandra ARNAUD.

DPE and GES: pending

Estimated annual energy costs: pending

Agency fees paid by the seller.

Information regarding the risks this property may be exposed to is available on: www.georisques.gouv.fr

Independent Sales Agent

RSAC: 880 872 122 / RCP: 127 100 479

Si tu veux, je peux aussi te proposer une version plus concise ou une version optimisée pour les portails internationaux.

CARACTÉRISTIQUES

Type de bien :	Maison	Surface :	180.0 m ²	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) : C 175

Indice d'émission de gaz à effet de serre (GES) : In progress -2



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