

Maison Pessac 182 m<sup>2</sup>

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PRIX DE VENTE : 892 000 €

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EXCLUSIVITÉ

## DESCRIPTION

### COLDWELL BANKER EXCLUSIVITY

Just a few minutes' walk from the center of Pessac, in a peaceful, sought-after residential neighborhood, this recent architect-designed house built in 2017 (RT2012) offers a rare, flexible living environment.

Spanning some 180 m<sup>2</sup>, this property comprises two independent houses set around a pretty garden with trees and a swimming pool, ideal for enjoying fine weather in complete privacy.

The first, main house features a bright living room with open kitchen, three bedrooms (one on the first floor), bathroom, plenty of storage space, garage and storeroom.

The second house features a living room with open kitchen, two bedrooms upstairs and a shower room.

Thanks to its flexible layout, this property is ideally suited to a large family, intergenerational project or rental investment. The cellar, located between the two dwellings, can be used as a flowing space or closed off as required.

Calm, comfort, privileged location and quality fixtures and fittings make this property a rare opportunity in Pessac.

DPE A (40) et GES A (1)

Estimation des dépenses énergétiques : entre 630€ et 900€.

Estimated energy costs:

Risks: [www.georisques.gouv.fr](http://www.georisques.gouv.fr)

FHonoraires charge acquéreur : prix de vente 892000€, dont 4.9% d'honoraires, soit 42000€.Net vendeur 850000€.

Contact Corinne Prémont

RSAC 384 152 203 RCP 127 100 479

Our properties on [immoba.fr](http://immoba.fr)

Translated with DeepL.com (free version)

## CARACTÉRISTIQUES

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Type de bien :	Maison	Surface :	182.0 m <sup>2</sup>	NB de pièces :	7 rooms
NB de chambres :	5 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)

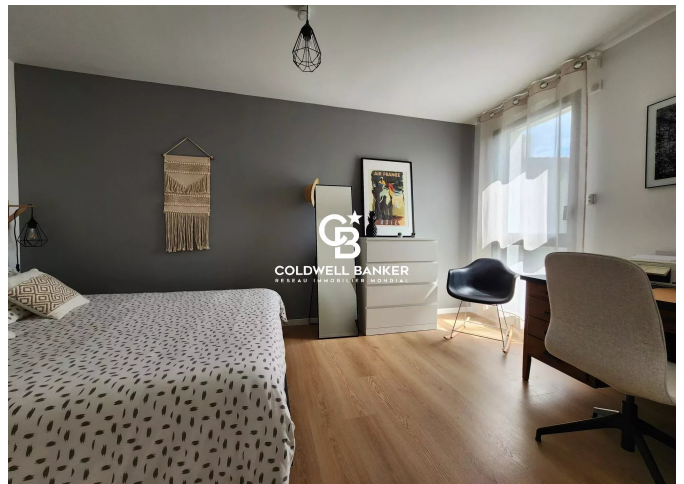
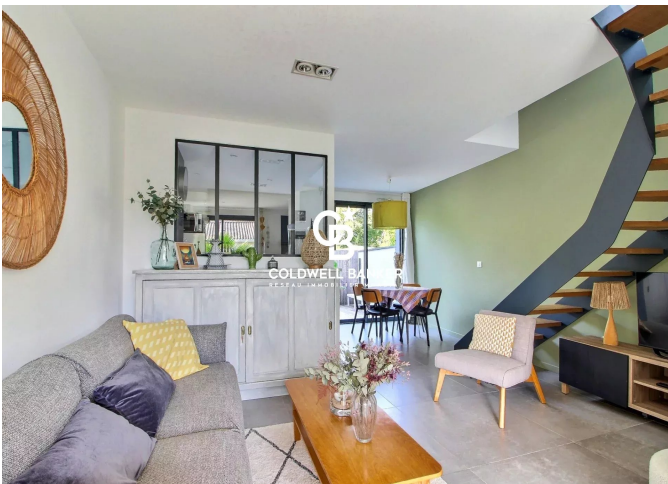
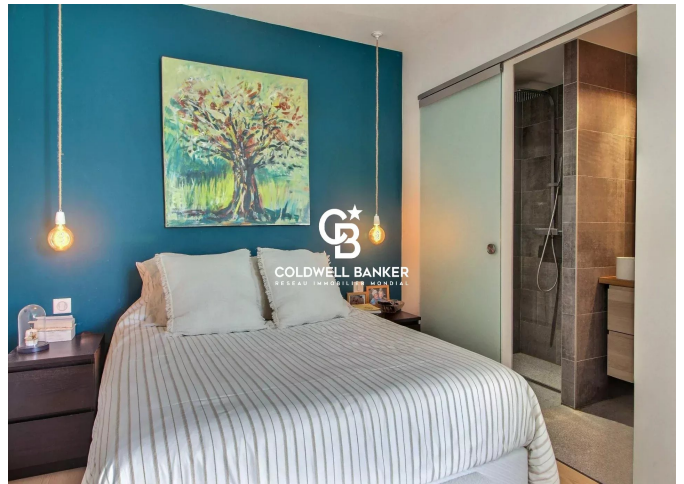
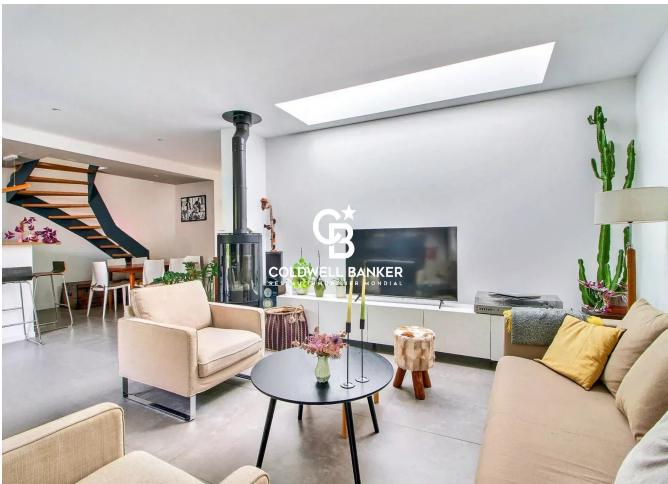
## DIAGNOSTIC DE PERFORMANCE ÉNERGÉTIQUE

Diagnostic de performance énergétique (DPE) : A 40

Indice d'émission de gaz à effet de serre (GES) : A 1



**COLDWELL BANKER**  
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