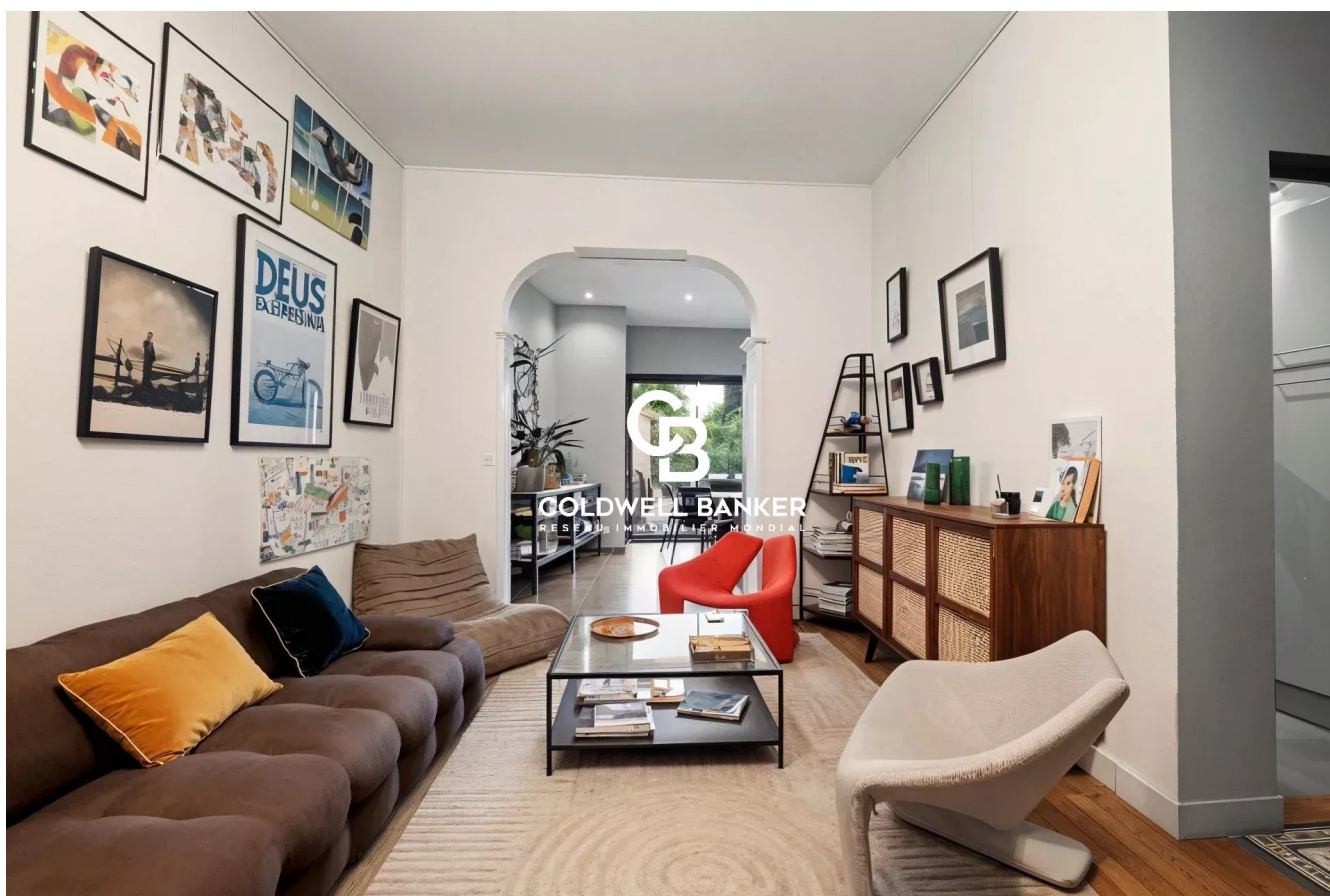


Maison Le Bouscat 131 m²



PRIX DE VENTE : 650 000 €

EMAIL : IMMOBA@COLDWELLBANKER.FR

DESCRIPTION

Ideally located in one of the most desirable residential areas of Le Bouscat, within immediate walking distance of Tramway line D, this elegant character property offers approximately 130 sqm of refined living space, harmoniously blending period features with high-quality contemporary finishes.

The ground floor features a bright and spacious reception area enhanced by impressive ceiling height, a semi-open, fully fitted and equipped kitchen, an independent home office, and a separate guest WC.

Upstairs, the fully air-conditioned night area offers a well-balanced layout comprising three bedrooms, including a refined master suite with a bathroom fitted with both a bathtub and a walk-in shower. A shower room with WC completes this level.

The basement represents a valuable additional asset, offering multiple potential uses such as a games room or additional storage space. It also includes a laundry room and a dedicated wine cellar.

Outside, the landscaped terrace and swimming pool provide an intimate and inviting setting, ideal for relaxing or entertaining family and friends.

Schools, local shops, and public transport are all within easy walking distance.

Energy performance:

DPE: D

GES: C

Estimated annual energy costs: between €1,880 and €2,600

Asking price (agency fees included): €650,000

Agency fees payable by the buyer: €25,000 incl. VAT (4%)

Net seller price: €625,000

For further information, please contact

Laura Fornes

Commercial Agent – RSAC 522410877 – Professional indemnity insurance (RCP) 62571004

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CARACTÉRISTIQUES

Type de bien :	Maison	Surface :	131.5 m ²	Taxe foncière :	€2.00
NB de pièces :	5 rooms	NB de chambres :	3 bedrooms		

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

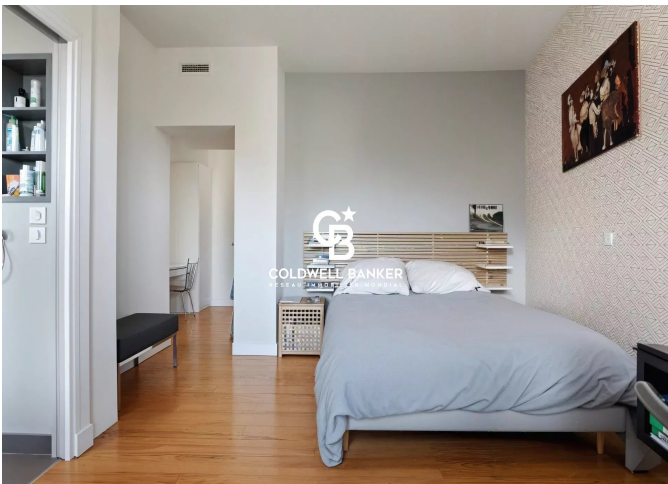
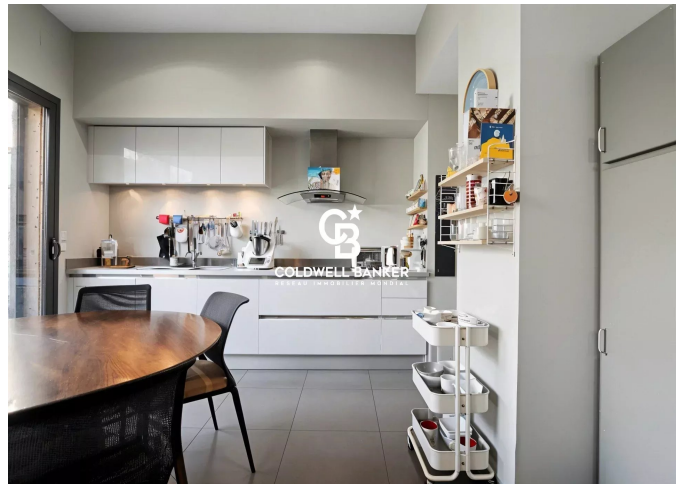
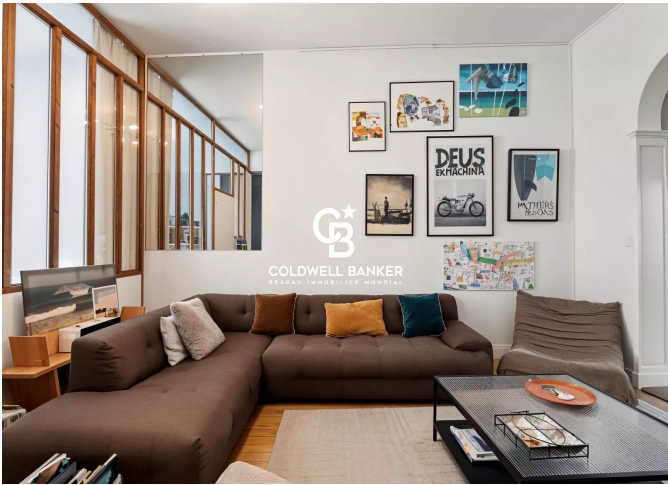
DIAGNOSTIC DE PERFORMANCE ÉNERGÉTIQUE

Diagnostic de performance énergétique (DPE) : D 185

Indice d'émission de gaz à effet de serre (GES) : C 21



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