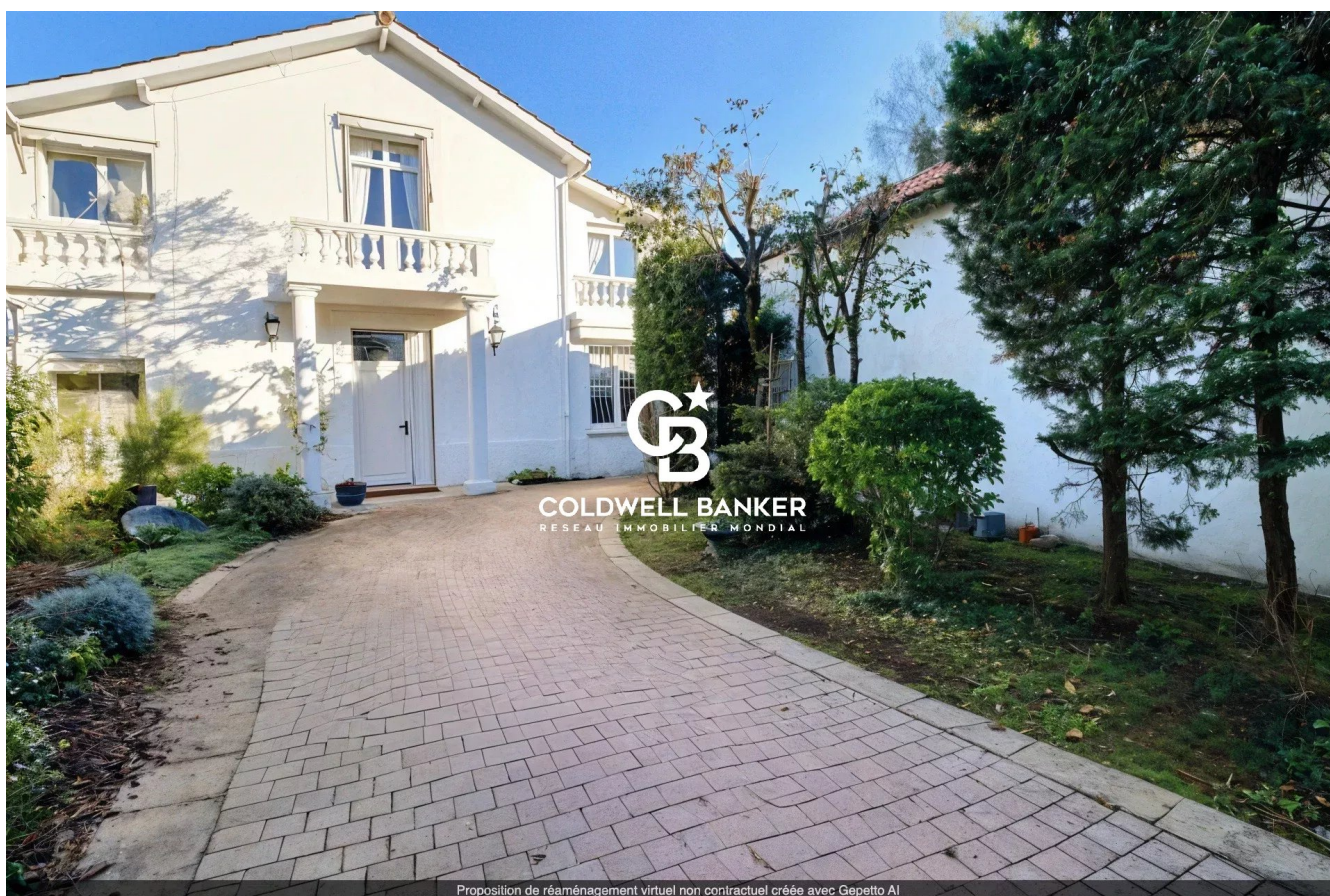


Maison Le Bouscat 185 m²



PRIX DE VENTE : 1 190 000 €

EMAIL : IMMOBA@COLDWELLBANKER.FR

DESCRIPTION

Coldwell Banker Immoba Realty invites you to discover this stunning home built in 1890, located in one of the most sought-after areas of Le Bouscat, just 400m from Tram Line D.

Featuring spacious and light-filled living areas, the house offers an elegant lounge, an open-plan dining room, and a kitchen. Large bay windows provide optimal natural light and offer breathtaking views of the landscaped garden.

The property also includes four bedrooms, one of which is a master suite with a walk-in closet and private bathroom.

The beautifully designed garden of over 800 m² is a true haven of peace, complete with a superb heated swimming pool – the perfect setting for relaxing or entertaining with family and friends.

Energy performance: DPE 172 (C) / GES 26 (C)

Estimated annual energy costs: between €1,990 and €2,740

Fees paid by the seller

Contact: Stéphane Laroche

Independent Sales Agent

RSAC: 828 362 285 / RCP: 127 100 479

Find all our listings on IMMOBA.

CARACTÉRISTIQUES

Type de bien :	Maison	Surface :	185.0 m ²	Taxe foncière :	€3.00
NB de pièces :	6 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

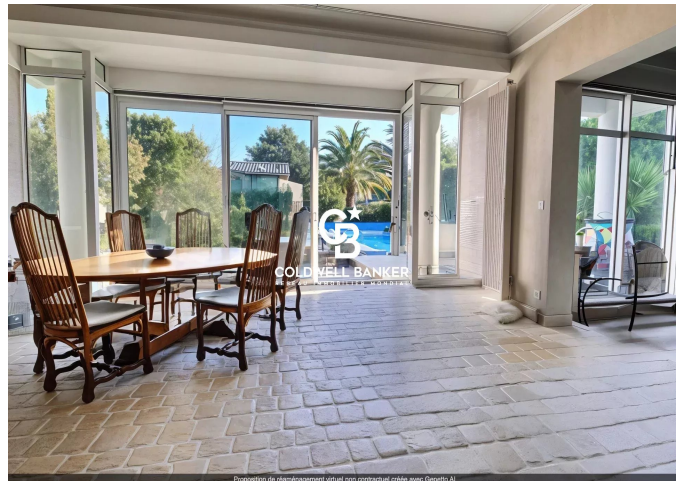
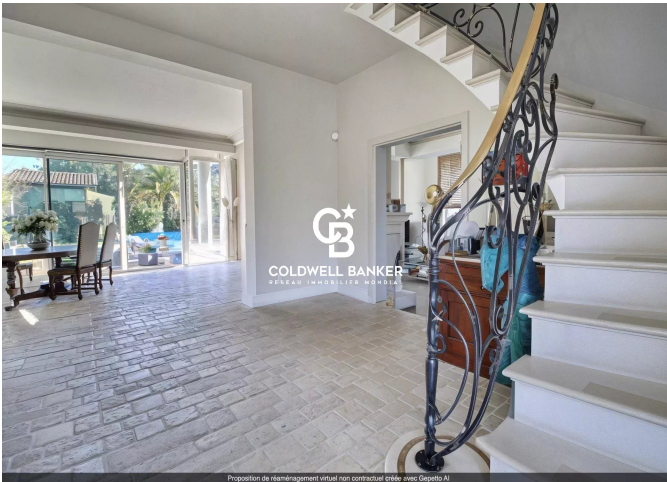
DIAGNOSTIC DE PERFORMANCE ÉNERGÉTIQUE

Diagnostic de performance énergétique (DPE) : C 172

Indice d'émission de gaz à effet de serre (GES) : C 26



COLDWELL BANKER
EUROPA REALTY



13 cours Tournon
France, 33000, Bordeaux



TÉL : +33557340139
immoba@coldwellbanker.fr