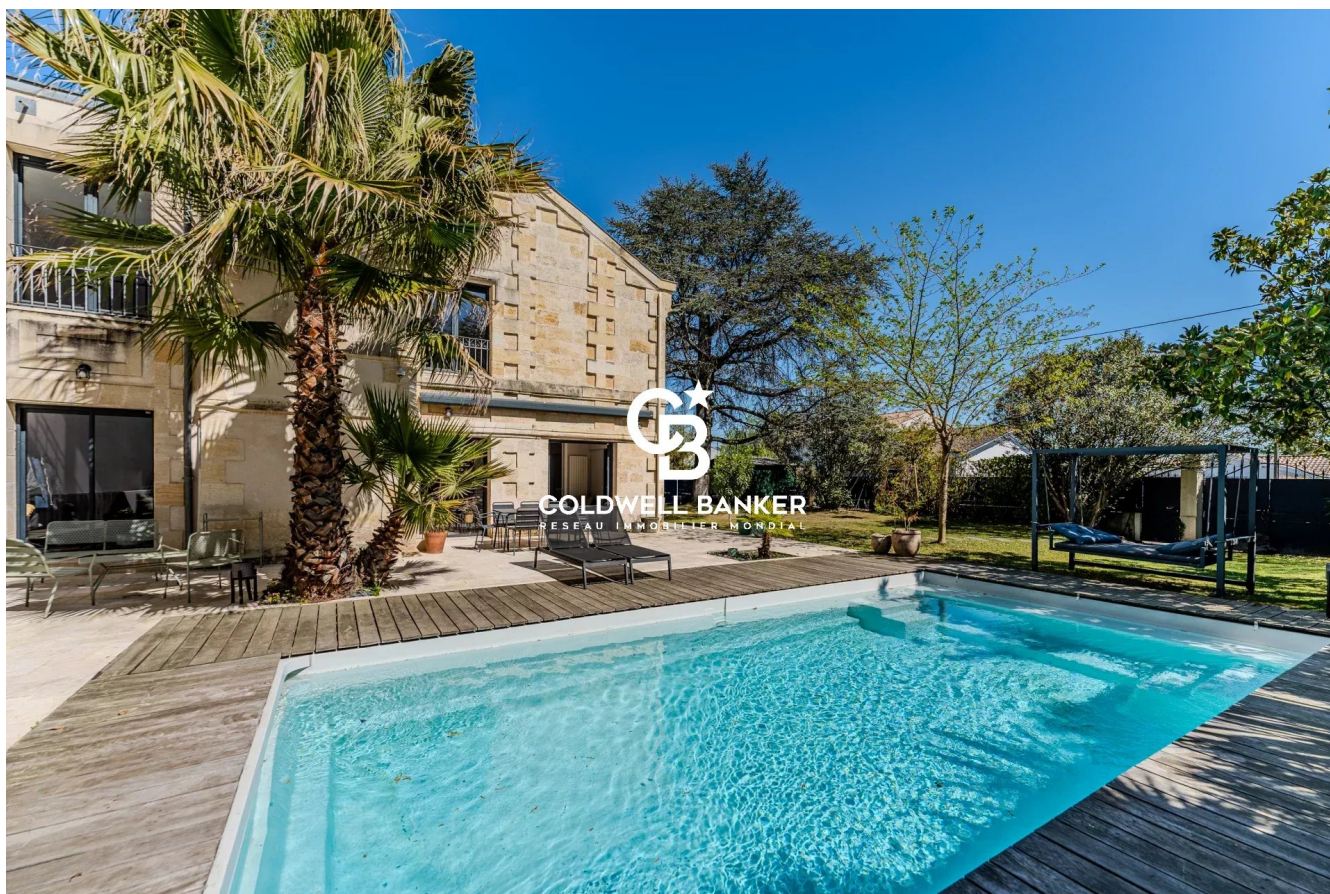


Maison Le Bouscat 278 m<sup>2</sup>

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PRIX DE VENTE : 1 495 000 €

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EMAIL : [IMMOBA@COLDWELLBANKER.FR](mailto:IMMOBA@COLDWELLBANKER.FR)

EXCLUSIVITÉ

## DESCRIPTION

The Coldwell Banker Immoba Realty agency is pleased to present to you exclusively this magnificent 19th-century stone property, nestled in the heart of Le Bouscat in one of the most sought-after neighborhoods, just a few steps from tram D.

Renovated in 2017, it offers a rare and privileged living environment. Its authentic charm, combined with modern features, makes it a unique property. The house has 5 spacious bedrooms, including a master suite. The large living room, facing due south, benefits from exceptional natural light and offers a breathtaking view of the landscaped garden and the pool.

The generous ceiling heights and the high-quality materials used in the renovation bring a warm and refined atmosphere to every room. Outside, a superb swimming pool invites relaxation and the enjoyment of sunny days.

A rare property that will appeal to lovers of fine stone and contemporary comfort, just a short walk from the shops and transport in Le Bouscat.

DPE 114 (C) and GES 14 (C)

Estimated annual energy costs €2,610–€3,600/year

Fees payable by the seller.

Independent Sales Agent

RSAC: 828362285 / RCP: 127100479

For more information or to arrange a viewing, please contact Stéphane Laroche.

Find all our properties on IMMOBA

## CARACTÉRISTIQUES

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Type de bien :	Maison	Surface :	278.0 m <sup>2</sup>	NB de pièces :	7 rooms
NB de chambres :	6 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)

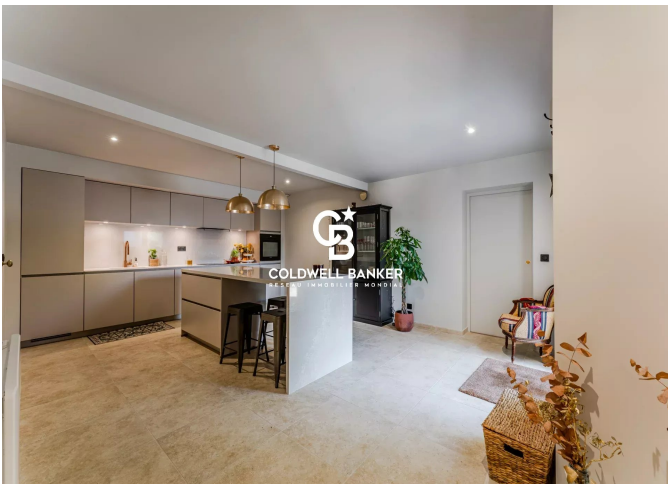
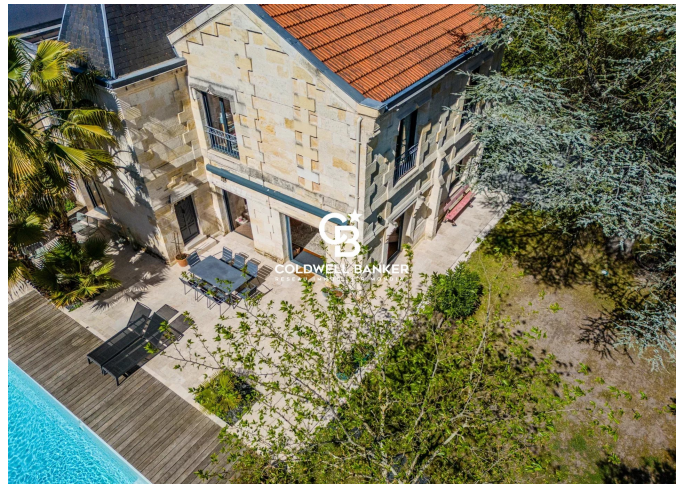
## DIAGNOSTIC DE PERFORMANCE ÉNERGÉTIQUE

Diagnostic de performance énergétique (DPE) : C 114

Indice d'émission de gaz à effet de serre (GES) : C 14



**COLDWELL BANKER**  
**EUROPA REALTY**



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