



Bourgeois house

BORDEAUX (33)

1 980 000 €



310 m<sup>2</sup>



8 pièce(s)



6 chambre(s)

## PROPERTY DESCRIPTION

In BORDEAUX near the barrier of Ornano and Saint-Augustin, this very beautiful FAMILY HOUSE with a total surface area of approximately 350 m<sup>2</sup> is for sale.

Magnificent volumes in each of the rooms, old and quality fittings, parquet floors, high ceilings, fireplaces, cement tiles, very beautiful volumes in each room.

A large living room with fireplace with a surface area of 55 m<sup>2</sup> opens onto the terrace and the garden, as does the dining kitchen of 35 m<sup>2</sup>.

This house offers 6 bedrooms including a master bedroom of over 40 m<sup>2</sup> - 2 bedrooms on the ground floor and 4 on the ground floor. Pretty west-facing garden without vis-à-vis, a 4 mx 5 m chlorine swimming pool, a wine cellar and a large convertible basement of 175 m<sup>2</sup> complete this quite exceptional property.

Possibility of a nearby parking space for rent. Close to all transport, tram on foot, bus, shops, town centre, public and private schools, CHU Pellegrin... Les honoraires d'agence sont à la charge de l'acquéreur, soit 4,21% TTC du prix hors honoraires.

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).

**\*\* ENGLISH SPEAKERS:** please note that Capifrance has an international department that can help with translations. To see our range of 20,000 properties for sale in France, please visit our Capifrance website directly. We look forward to finding your dream home!



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## LE BIEN EN IMAGES



## DETAILS

### GENERAL

Reference ..... 806426

Property type ..... Bourgeois house

Year of construction ..... 1908

Exposure ..... West

View ..... Vue sur Jardin, sur Piscine

### SURFACES

Living space ..... 310 m²

Living room surface ..... 55 m²

Land surface ..... 469 m²

### COMPOSITION

Number of rooms ..... 8

Number of bedrooms ..... 6

Number of bathrooms ..... 2

Toilets count ..... 2

Washrooms ..... 1

Terrace ..... 1

### DPE/GES

DPE ..... 243

GES ..... 48

### APPENDIX

Parking space ..... 0

Cellar ..... 1

Videophone ..... Non

### SERVICES

Heater ..... gaz

Kitchen ..... aménagée

Swimming-pool ..... Yes

Interpcom ..... Yes



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