



House

BEGLES (33)

415 600 €



110 m²



6 pièce(s)



4 chambre(s)

PROPERTY DESCRIPTION

Ideally located, located 250m from the TRAM C stop "Stade Musard", close to schools and shops, a stone's throw from the "Les Bains" swimming pool, come and discover this family home with multiple potentials.

By pushing open the front door, you will discover on the ground floor, a bright and spacious living room with fireplace.

You will also find a bedroom with its shower and toilet.

Then, you will appreciate this kitchen area with access to the terrace.

Finally a pantry is available for a laundry room, a workshop or a second kitchen.

By taking this beautiful stone staircase, you will arrive on the landing of the 1st floor, distributing three bedrooms, a bathroom with toilet as well as an additional room, which to date is used for storage, but which can quite be transformed into a 4th bedroom or office.

This house has the benefit of having two entrances on each side of the house.

Refreshment is to be expected.

The boiler changed in 2015.

You will appreciate this double garden with two different atmospheres.

It can also respond to requests from investors or for liberal professions.

Don't delay in contacting me,

****VIRTUAL VISIT AVAILABLE**** Nombre de lots de la copropriété : 2, Montant moyen annuel de la quote-part de charges (budget prévisionnel) : 0€ soit 0€ par mois. Les honoraires d'agence sont à la charge de l'acquéreur, soit 3,90% 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.

** 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!



Caroline DUVAL

BORDEAUX (33800)

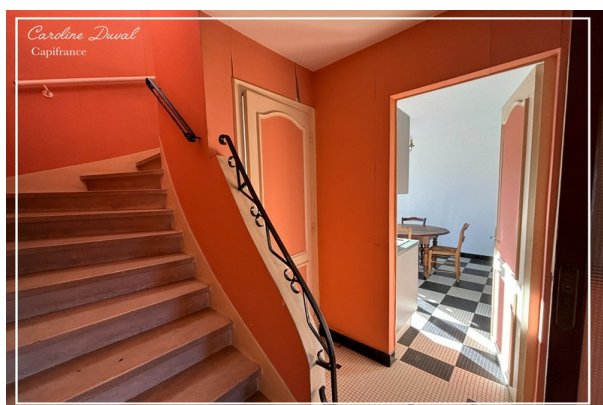
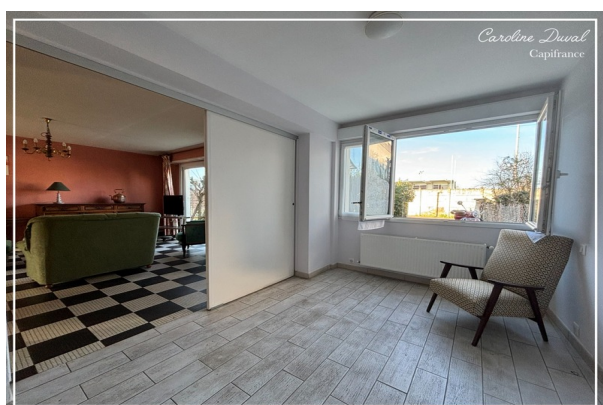
Agent

RSAC : 842 224 883 00012

Courts service city :
BORDEAUX

(+33)6 51 92 12 90

LE BIEN EN IMAGES



DETAILS

GENERAL

Reference 844797

Property type House

Year of construction 1964

Exposure E-W

View Vue sur Jardin, sur Ville

SURFACES

Living space 110 m²

Surface Carrez Law 109.5 m²

Living room surface 26 m²

Land surface 238 m²

CONDOMINIUM INFORMATION

Condominium property Yes

Condominium lots count 2

COMPOSITION

Number of rooms 6

Number of bedrooms 4

Toilets count 3

Washrooms 2

Terrace 1

DPE/GES

DPE 230

GES 49

APPENDIX

Parking extérieur

Parking space 2

Videophone Non

SERVICES

Heater gaz

Kitchen aménagée



CAPIFRANCE
639 rue du Mas de Verchant, Immeuble Diver'city - 34 170 Castelnau Le Lez
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SAS au capital de 100.000 euros

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