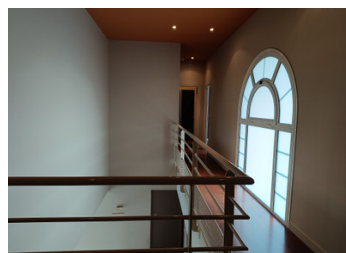


House built over a basement with 4 bedrooms including 1 suite 1 large garden, 1 swimming pool, 1 large



INFORMATION

Town:	Bordeaux
Department:	Gironde
Bed:	4
Bath:	2
Floor:	232 m2
Plot Size:	636 m2



IN BRIEF

House built in 1996 with 90m2 basement

Ground floor: entrance hall, fitted and equipped kitchen, living room with open fireplace, living room, office area.

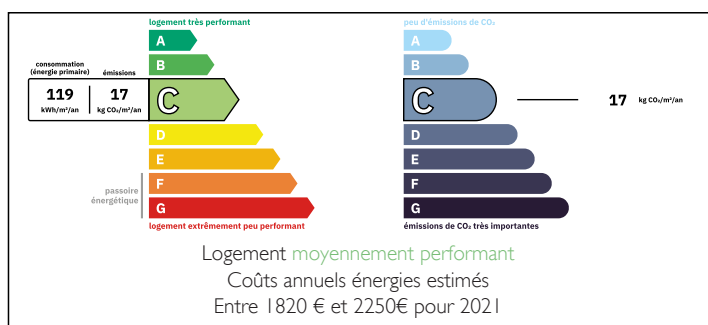
First floor: 4 bedrooms including 1 suite, bedrooms with fitted closets, high ceilings, several shower rooms

1 reception garden 54 M2 and rear garden 372 m2

1 swimming pool 6/11

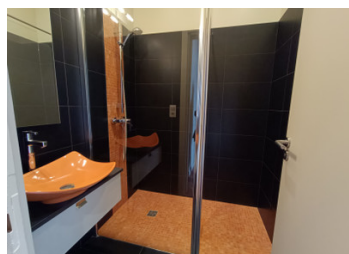
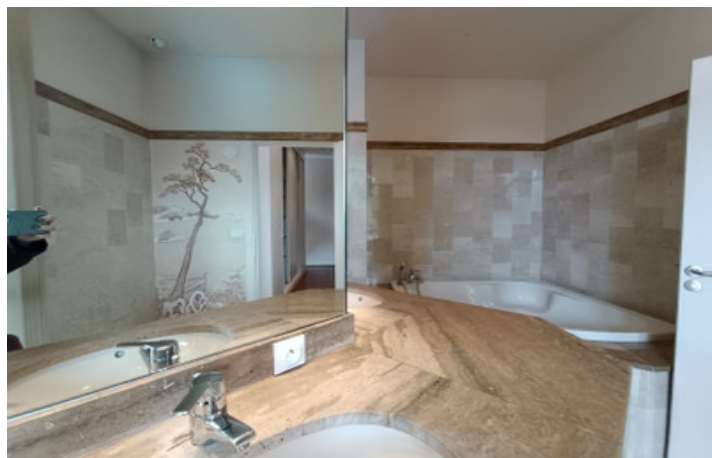
1 Garage for at least 2 cars

ENERGY - DPE



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



DESCRIPTION

- house set back from the street .
- one-way street
- mains drainage
- air conditioning on ground floor
- alarm
- electric gate
- will need a few brush strokes to freshen it up
- bottom of building plot

Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

LOCAL TAXES

Taxe foncière: 4264 EUR

Taxe habitation: EUR

NOTES