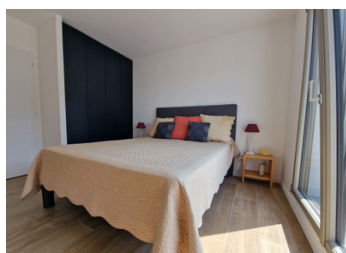


Light, 4 bedroom, 3 bathroom house built in 2022. DPE A

EXCLUSIVE



INFORMATION

Town:	Le Bouscat
Department:	Gironde
Bed:	4
Bath:	3
Floor:	140 m2
Plot Size:	253 m2

IN BRIEF

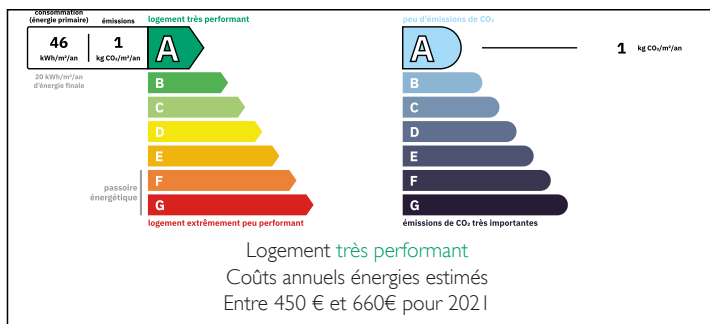
Bright, 4 bedroom, 3 bathroom house with carport, parking and garden. This well designed property has a ground floor ensuite bedroom with walk-in wardrobe. The double exposure open plan living room has South facing sliding windows.

A secluded garden to the rear of the property as well as a roof terrace on the first floor and a patio to the front give multiple outside spaces with different exposures.

Underfloor heating and cooling throughout the house that was built in 2021 ensure a DPE A rating. The house is under building guarantee.

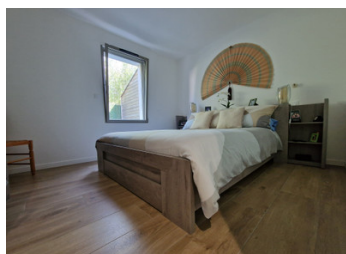
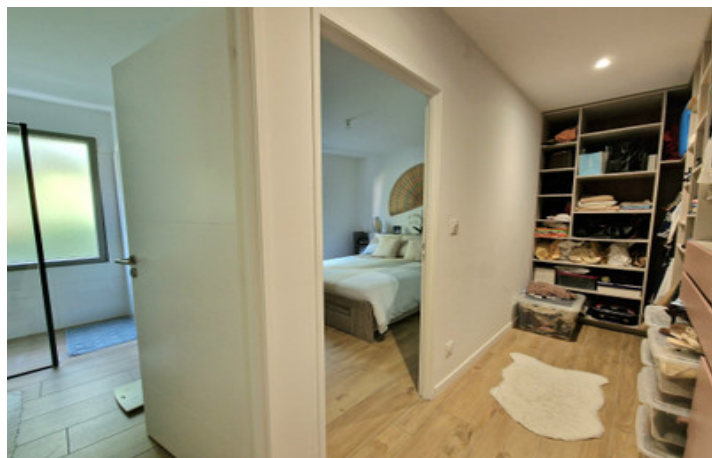
The property is located on a quiet street in Le Bouscat, very close to the Tram C stop at Ravezies.

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

A very functional, well presented home in Le Bouscat, close to Ravezies Tram C stop.

The ground floor comprises of an open plan living space with a dining area and fully equipped kitchen complete with breakfast bar. The living room has wall to wall sliding doors with Southern exposition making the property very light. The ground floor also has an ensuite master bedroom with shower room and a large walk-in wardrobe. A separate WC and a laundry room complete the ground floor.

The first floor has 3 bedrooms. One of the bedrooms has an ensuite shower room and opens directly onto the roof terrace. The 2 other bedrooms are next to a 3rd bathroom. A separate WC is to be found on the landing. Each bedroom has built-in floor to ceiling wardrobes.

The property has a carport with covered access to the laundry room and kitchen. There is space for second car parking inside the electric gate that opens onto the quiet road. To the front of the property an outside space next to the living room could easily become a South facing terrace or garden. To the rear of the property a garden with a covered terrace benefits from an outlook onto neighbouring vegetation. A garden shed enables the storage of garden furniture.

The property built in 2021 has under floor heating and cooling and has a DPE A rating.

The house is conveniently located close to the Ravezies Tram C stop and a supermarket and hospital....

LOCAL TAXES

Taxe habitation: EUR

NOTES