

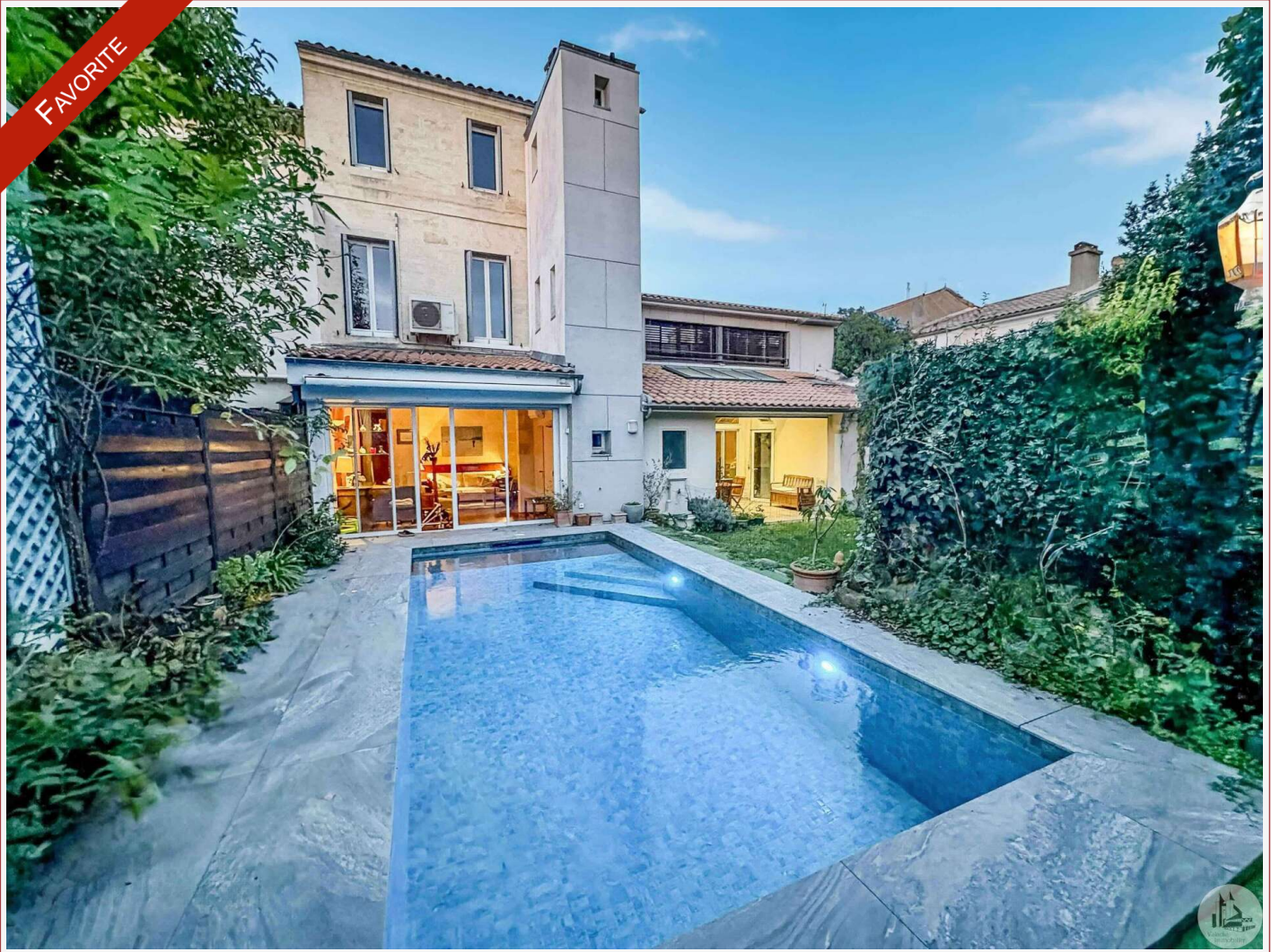


Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 7508

• House - Bordeaux •



DETAILS

Land surface: 146 m²

Number of bedrooms: 5

Number of levels: 2

Type of heating: Gas

Drainage/sewage: Everything in the sewer

Swimming pool: Yes

Ground floor living: No

Work needed: No work

Fireplace: Yes open hearth

Built: Not specified

Logement économe

≤ 50 A

51 à 90 B

91 à 150 C

151 à 230 D

231 à 330 E

331 à 450 F

> 450 G

Logement énergivore

DPE en cours

In the heart of Bordeaux, character house with 11 rooms, 280 m² on 3 levels including a rented duplex of 40m². Garden, swimming pool, charm and modern comfort. Two cellars, two garages.

280 m² living

146 m²

- Villeréal -

17 place de la Halle

47210 Villeréal

Tel : 05 53 36 08 27

villereal@valadie-immobilier.com

Price

1 490 000 €

The agency fees are entirely at the cost of the seller



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• Description ref n°7508 •

Ideally located in the heart of Bordeaux, this house of character of approximately 280 m² will seduce with its charm and functionality.

Spread over 3 levels, it includes 11 rooms: entrance hall with security clearance, large bedroom on one level, office, dining room, kitchen, living room, mezzanine, as well as 3 additional bedrooms including a master suite with shower room.

Outside, a garden of 146 m² with terrace and 6.5m x 3m salt swimming pool.

The outbuildings include a wine storehouse of 18 m² and two cellars of 15m² and 18 m² (one of which includes the laundry room of the house).

An adjoining duplex of 40 m², currently rented for €700/month, constitutes an interesting rental income.

Double glazing, functional fireplace, gas heating, reversible air conditioning, mains drainage, no work necessary. Close to transport and schools, this is a rare opportunity to seize.

Not overlooked.

Possibility of acquiring two garages (negotiation in addition).

Photovoltaic panels.

