

Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref: 7508

• House - Bordeaux •



DETAILS		Logement économe
Land surface: 146 m ²	Swimming pool: Yes	S1 à 90 B DPE en cours
Number of bedrooms: 5	Ground floor living: No	91 à 150 C
Number of levels: 2	Work needed: No work	151 à 230 D
		231 à 330 E
Type of heating: Gas	Fireplace: Yes open hearth	331 à 450 F
Drainage/sewage: Everything in the sewer	Built: Not specified	> 450 G
	1	Logement énergivore

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

Non-binding document

- 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 \mbox{m}^2 with terrace and 6.5m x 3m salt swimming pool.

The outbuildings include a wine storehouse of 18 m^2 and two cellars of 15m^2 and 18 m^2 (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.









