



## Demeure d'exception au coeur du Bouscat



### Στοιχεία μεσίτη

Όνομα:	ArKadia
Όνομα εταιρείας:	
Χώρα:	United Kingdom
Τηλέφωνο:	
Languages:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Στοιχεία καταχώρησης

Ακίνητο για:	Πώληση
Τιμή:	USD 1,479,322.57

### Τοποθεσία

Χώρα:	France
Νομός/Περιοχή/Επαρχία:	Nouvelle-Aquitaine
Πόλη:	Le Bouscat
Ταχυδρομικός κωδικός:	33110
Δημοσιεύθηκε:	04/04/2025
Περιγραφή:	

Nestled in the heart of Le Bouscat, this exceptional property elegantly blends the authentic charm of the old with modern comfort. Just a stone's throw from the urban bustle and shops, it offers a peaceful haven where intimacy and conviviality intertwine.

Located just 400 meters from the Calypso tram stop, you'll enjoy all the amenities of Le Bouscat, as well as the proximity to renowned schools such as Tivoli, Assomption, and Saint-Anne. Built on a plot of approximately 850 m<sup>2</sup>, where tranquility and lush vegetation blend together, it welcomes you to a landscaped garden that can accommodate up to three vehicles.

Inside, the generous entrance opens onto a spacious living area of over 80 m<sup>2</sup>, comprising a living room with a fireplace and a dining room. Bathed in light thanks to large bay windows on three sides, this living space, with its ceiling height of 2.95 meters, offers an unobstructed view of the garden, where a terrace and swimming pool invite you to relax. On the same level, you will also find a separate kitchen, a utility room, and a toilet.

The sleeping area, located upstairs, consists of four bedrooms, including a master suite with a private balcony, a shower room, and a separate toilet.

Finally, an outbuilding of approximately 13 m<sup>2</sup> can be converted into an office, complemented by a cellar and a workshop.



A true haven with undeniable charm, this ideally located house awaits your visit.

Κατασκευάστηκε: 1920

## Κοινά

Κρεβατοκάμαρες: 4  
Μπάνια: 2  
Τελειωμένα τετραγωνικά πόδια: 200 τ.μ  
Μέγεθος αυλής: 851 τ.μ

## Room details

Total rooms: 6

## Energy efficiency

Energy Use (kWh/m<sup>2</sup>/year): 172

## Building details

Parking: Ναί  
Outdoor Amenities: Pool

## Lease terms

Date Available:

## Επιπλέον πληροφορίες

Link: [http://www.arkadia.com/AGHX-T596515/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/AGHX-T596515/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## Contact information

IMLIX ID: 1387302

