



Demeure d'exception au coeur du Bouscat



Informazioni sull'Agente

Nome: ArKadia
Nome della ditta:
Nazione: United Kingdom
Telefono:
Languages: Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

Dettagli dell'inserzione

Proprietà per: Saldi
Prezzo: USD 1,484,260.47

Posizione

Nazione: France
Stato / Regione / Provincia: Nouvelle-Aquitaine
Città: Le Bouscat
Cap: 33110
Pubblicato: 04/04/2025

Descrizione:

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 m², 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 m², 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 m² 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.

Costruito: 1920

Comune

Camere da letto: 4

Bagni: 2

Finito piedi quadrati: 200 mq

Dimensione del lotto: 851 mq

Room details

Total rooms: 6

Energy efficiency

Energy Use (kWh/m²/year): 172

Building details

Parking: Sì

Outdoor Amenities: Pool

Lease terms

Date Available:

Informazioni aggiuntive

URL del sito: http://www.arkadia.com/AGHX-T596515/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM

Contact information

IMLIX ID: 1387302

