



Demeure d'exception au coeur du Bouscat



Agent Info

Naam:	ArKadia
Bedrijfsnaam:	
Mistlampen:	United Kingdom
Telefoon:	
Languages:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

Advertentie details

Vastgoed voor:	Koop
Prijs:	USD 1,484,260.47

Locatie

Aanbevolen Auto Onderdelen:	France
Staat/Regio/Pronvincie:	Nouvelle-Aquitaine
Plaats:	Le Bouscat
Postcode:	33110
Geplaatst:	04-04-2025

Omschrijving:

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.

Gebouwd: 1920

Algemeen

Slaapkamers: 4
Badkamers: 2
Afgewerkte vierkante meter: 200 m²
Lot Afmeting: 851 m²

Room details

Total rooms: 6

Energy efficiency

Energy Use (kWh/m²/year): 172

Building details

Parking: Ja
Outdoor Amenities: Pool

Lease terms

Date Available:

Additionele informatie

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

Contact information

IMLIX ID: 1387302

