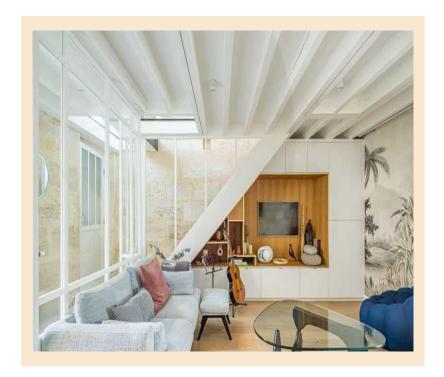
Click to view MFH-EAB1947EABX

Stone house with swimming pool in **Bouscat**

Gironde, Nouvelle Aquitaine



€1,050,000

inc. of agency fees

4 Beds 1 Baths **153** sqm **0.02** ha

Built on three levels, this elegant 170 sqm stone house, ideally located in the heart of Bouscat, a stone's throw from tram line D, has benefited from...

At a Glance

Reference MFH-EAB1947EABX Near to Bordeaux Price €1,050,000

Bath Bed Hab.Space 153 sqm

Land Pool Land Tax N/A 0.02 ha Yes

Property Description

Built on three levels, this elegant 170 sqm stone house, ideally located in the heart of Bouscat, a stone's throw from tram line D, has benefited from a careful renovation combining modern comfort and authentic charm. The ground floor opens onto a large living room with custommade storage, which leads to a fully equipped kitchen.

Designed to combine functionality and conviviality, the kitchen has a central island and extends into a dining room bathed in light, thanks to a glass roof and large bay windows overlooking an exterior of 60 sqm. The latter, fully furnished, invites you to relax with its swimming pool and mobile terrace, perfect for moments of conviviality. On the first floor, a landing leads to two bedrooms, one of which has its own shower room. A separate bathroom with WC completes this sleeping area.

The top floor is dedicated to a superb master suite, offering an intimate and bright space. It consists of a dressing room, a shower room and benefits from a spacious and elegant layout. Facing the swimming pool, an outbuilding converted into a fourth bedroom with adjoining shower room is an additional asset. This versatile space is ideal for entertaining guests or for personalized use.

Finally, a front garden with an electric gate allows parking for up to two vehicles, bringing a touch of practicality to this house with undeniable charm.

ENERGY CLASS: C / CLIMATE CLASS: C. Estimated average amount of annual energy expenditure for standard use, established from 2021 energy prices: between 1390 and 1950 euros.

:/

Summary

Property type: House

Bedrooms: 4

Bathrooms 1

Price €1,050,000

Key Information

Internal Area: 153 sqm

Land Area: 0.02 ha

Has a Garden Yes

Swimming Pool? Yes

Location: Nouvelle Aquitaine



Gallery



























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