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## Stone house with swimming pool in Bouscat

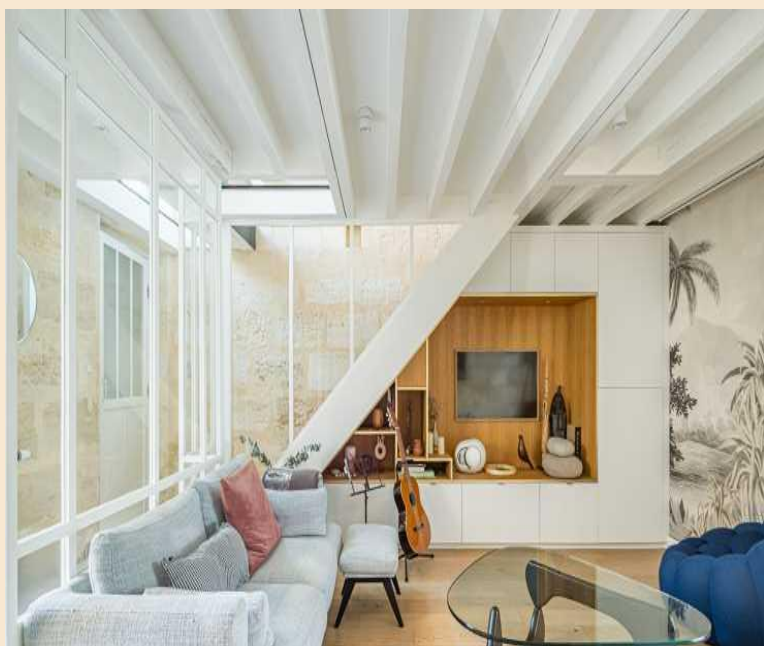
Gironde , Nouvelle Aquitaine

**€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

<b>Reference</b>	MFH-EAB1947EABX	<b>Near to</b>	Bordeaux	<b>Price</b>	€1,050,000
<b>Bed</b>	4	<b>Bath</b>	1	<b>Hab.Space</b>	153 sqm
<b>Land</b>	0.02 ha	<b>Pool</b>	Yes	<b>Land Tax</b>	N/A

### 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 custom-made 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.

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## 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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