

## Family Home in Le Bouscat - 200m<sup>2</sup>, 4 Bedrooms, 1 Office, Garage, Garden. Exceptional 100m<sup>2</sup> basement



## INFORMATION

Town:	Le Bouscat
Department:	Gironde
Bed:	5
Bath:	4
Floor:	200 m <sup>2</sup>
Plot Size:	703 m <sup>2</sup>



## IN BRIEF

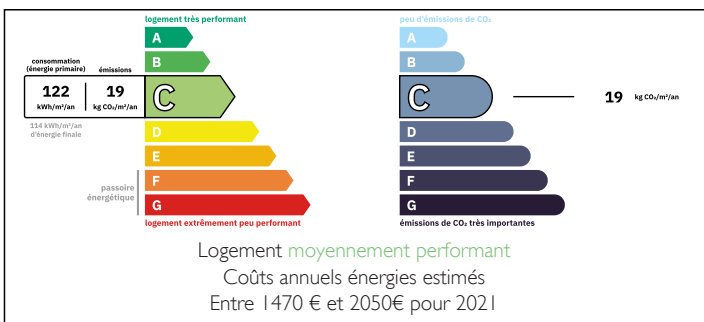
Located in the quiet and sought-after neighbourhood of Le Bouscat-Ravezies, this beautiful 200m<sup>2</sup> villa features an exceptional 100m<sup>2</sup> basement. The entrance level offers 100m<sup>2</sup> of living space, including a kitchen, laundry room, a bedroom with an en-suite bathroom, and a spacious 50m<sup>2</sup> living area with direct access to the south-facing terrace and garden.

On the first floor, also covering 100m<sup>2</sup>, there are four bedrooms, two of which have en-suite bathrooms, as well as a separate bathroom area with a sauna.

The basement, fully utilised, includes a games room, home gym, movie/leisure room and additional storage space.

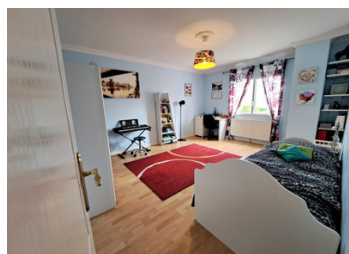
Property features include a therapeutic Jacuzzi, sauna, and a 600m<sup>2</sup> garden with a vegetable patch. Just a 10-minute walk to Tram C, with local schools such as Ecole Jean Jaurès and Collège Ausone nearby.

## ENERGY - DPE



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



## DESCRIPTION

Visits possible weekdays and weekends

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Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

## LOCAL TAXES

Taxe foncière: 2800 EUR

Taxe habitation: EUR

## NOTES