

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>

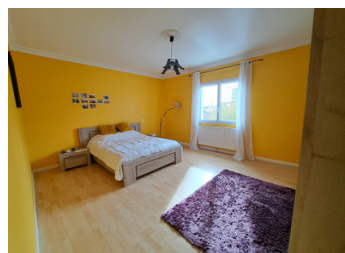
## IN BRIEF

Located in the quiet and sought-after neighbourhood of Le Bouscat-Ravezie, 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.

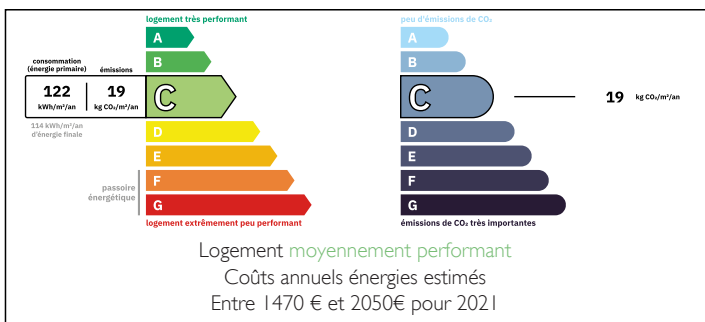
On the first floor, also covering 100m<sup>2</sup>, there are four bedrooms, two of which have en-suite bathrooms, as well as a separate bathroom area with a sauna.

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.

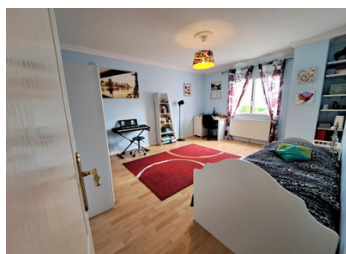


## ENERGY - DPE



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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