

Casino quarter in Pessac - Villa for Sale

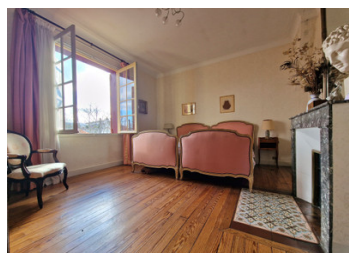
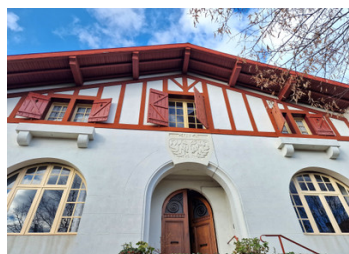


INFORMATION

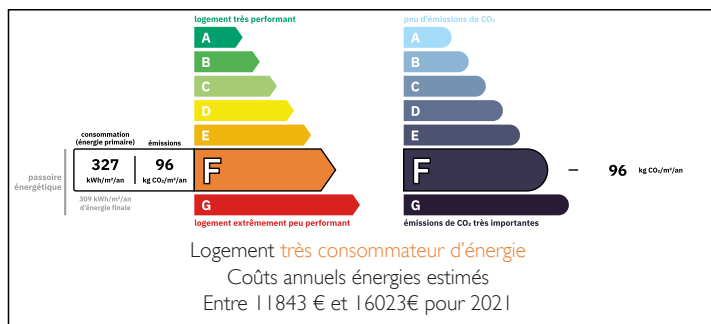
Town:	Pessac
Department:	Gironde
Bed:	9
Bath:	1
Floor:	319 m2
Plot Size:	1174 m2

IN BRIEF

In a very sought-after area of PESSAC CENTER, close to all amenities and transport, come and discover this wonderful Basque-style house offering 9 bedrooms and generous volumes. Access via the staircase leading to a glazed vestibule opens onto a large entrance revealing another staircase. Remarkable as well as bright reception rooms with high ceilings.



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

This home, from the 1920s, belonged to a notable French owner and has a furnished garden level with independent access;. On this level you will find a double garage and a boiler room but also 2 bedrooms and a large pantry/shed space. The park is enclosed, wooded, has a parking space and is suitable for a swimming pool. Charm, character and space abound..Ideal for a family and/or professional project.

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

LOCAL TAXES

Taxe habitation: EUR

NOTES