

Centre Bègles - Birambits (4.5km station) charming detached house with large garden and swimming pool

EXCLUSIVE



INFORMATION

Town:	Bègles
Department:	Gironde
Bed:	4
Bath:	1
Floor:	120 m2
Plot Size:	1228 m2

IN BRIEF

Charming detached house in Bègles (Birambits), Only 4.5km from Bordeaux St Jean train station

Peace and quiet in the city

500m from Parc Mussonville and the tramway close to schools and all amenities

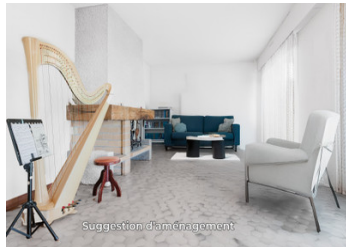
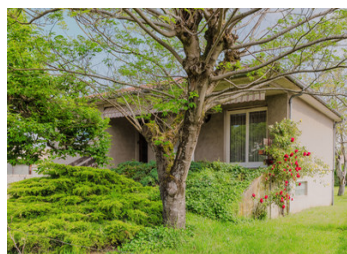
120m² floor area (95m² 'loi Boutin'), 4 bedrooms, 1 large bathroom (shower and bath), 2 separate WCs

full basement of almost 100 m²

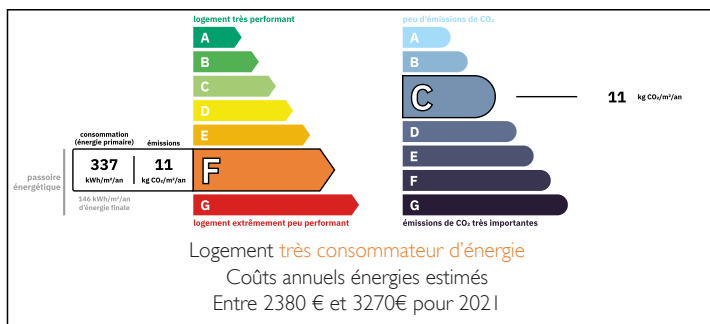
large garden of 1200m² suitable for building and swimming pool

rare opportunity in this sought-after area!

easy to rent and/or for a pied-a-terre near Bordeaux station

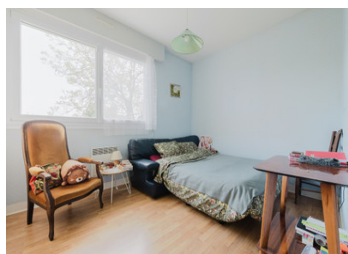


ENERGY - DPE



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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

Charming detached house in Bègles (Birambits) with a large plot of 1200m²!

Situated in the peaceful Birambits district, known for its leafy surroundings and peaceful atmosphere, this house is ideally located, only 4.5km from Bordeaux St Jean train station.

The layout of the rooms makes it possible to imagine a dedicated parents' area or a play area... or even other projects!

Easy to rent if you're looking for a pied-a-terre. Just a short walk away: transport, tram, all amenities and services and Parc Mussonville.

This property boasts almost 120 m² of living space (95 m² under the 'Boutin law') and a large garden, making it a real gem in this sought-after area.

With a full basement of almost 100m², this family home has 4 bedrooms, 1 large bathroom (shower and bath), 2 separate WCs and private parking.

Perfect for families with children, with schools within easy reach, but also for city dwellers looking for a great opportunity in an area that's ideal from every point of view.

A quiet yet urban property, this rare property boasts an exceptional asset: a large plot of 1200 m² suitable for a swimming pool.

This is a property with a lot of potential, and you need to visit it quickly!

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