

Bordeaux Timeless Character Home in Peaceful Bouliac



INFORMATION

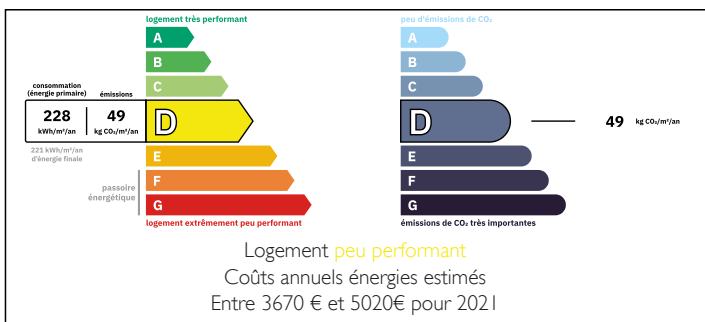
Town:	Bouliac
Department:	Gironde
Bed:	4
Bath:	2
Floor:	188 m2
Plot Size:	2103 m2

IN BRIEF

Nestled away from the road in total privacy, this 190 m² character home built in 1973 offers rare tranquillity in the heart of Bouliac. Flooded with natural light, it features high ceilings, beautiful tiled floors, and original wood details that give the property undeniable charm. The ground floor includes a spacious living room with fireplace opening onto the garden, a kitchen, three bedrooms and a bathroom. Upstairs, two additional bedrooms, two studies and a shower room provide flexible living space. The fully usable 120 m² basement, orchard, vegetable garden, and a large plot with pool potential complete this unique property, supplied by city gas and protected from any overlooking.



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

Contact for further information.

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



LOCAL TAXES

Taxe foncière: 2303 EUR

NOTES