COLDWELL BANKER
EUROPA REALTY

House Bordeaux 140 m²



SALE PRICE : 806 000 €

EMAIL : IMMOBA@COLDWELLBANKER.FR

13 cours Tournon
France, 33000, Bordeaux

PHONE : +33557340139
immoba@coldwellbanker.fr

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DESCRIPTION

COLDWELL BANKER presents in Mérignac, in the Saint-Augustin district, in a highly sought-after area, this pretty family home that brings together all the assets for comfortable, convenient living.

With its four bedrooms, it offers generous proportions and an ideal layout for welcoming a family. The bright living room opens onto the garden and invites you to fully enjoy the outdoor spaces. The modern, functional kitchen fits perfectly with the whole, bringing comfort and conviviality to everyday life.

Outside, the private garden with a swimming pool is a true haven of peace, perfect for moments of relaxation and sharing with family or friends.

Perfectly maintained, this house requires no work and benefits from a prime location, in immediate proximity to schools, shops and the tram. A rare and sought-after address, where life is pleasant.

A parking space and a fitted basement of 30 m² complete this exceptional property.

Contact Corinne Prémont.
Independent Sales Agent.
RSAC : 384152203 RCP : 127 100 479
Discover all our properties on IMMOBA.
DPE C (127) GES (4)
Annual energy costs between €1,290 and €1,800 per year
Fees payable by the seller.
Our properties on immoba.fr

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FEATURES

Property type:	House	Area:	140.0 m²	Number of rooms:	6 rooms
Number of bedrooms:	4 bedrooms				

Information on the risks to which this property is exposed is available on the Géorisques website: www.georisques.gouv.fr

ENERGY PERFORMANCE DIAGNOSIS

Energy performance diagnosis (EPD): C 127

Greenhouse gas emissions (GHG) index: A 4

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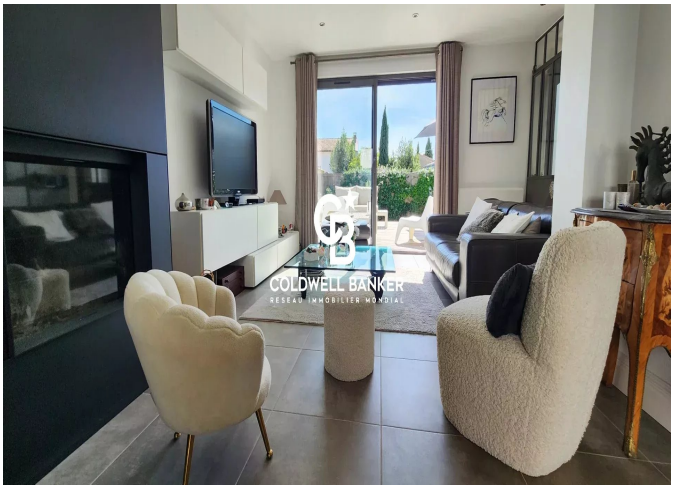

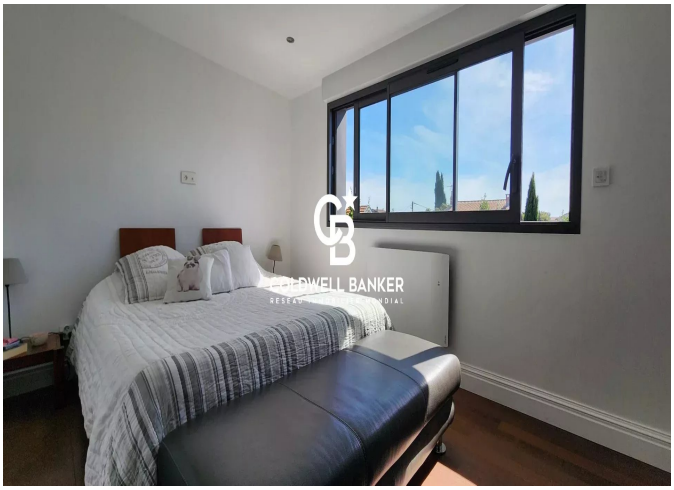

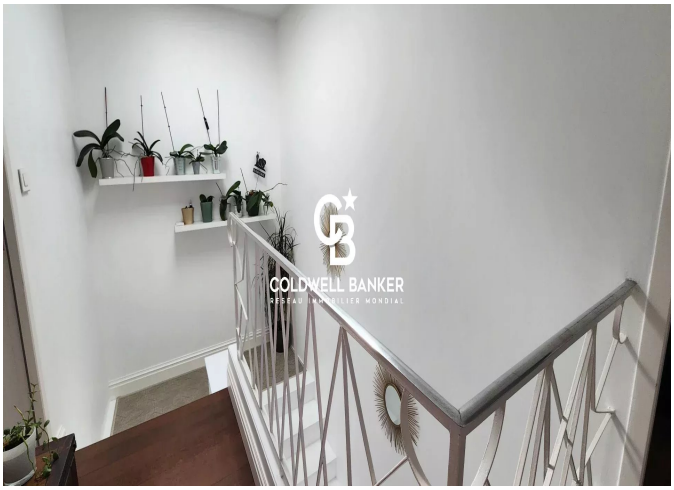

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