COLDWELL BANKER
EUROPA REALTY

House Bordeaux 271 m²



SALE PRICE : 1 190 000 €

EMAIL : IMMOBA@COLDWELLBANKER.FR

13 cours Tournon
France, 33000, Bordeaux

PHONE : +33557340139
immoba@coldwellbanker.fr

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DESCRIPTION

Coldwell Banker Immoba Realty agency is proud to present this exceptional contemporary villa of 271 m², nestled in the heart of the sought-after town of Mérignac, just a few minutes' walk from the highly coveted Parc Féau.

Set in a quiet, private location on a plot of nearly 1,600 m², it offers quick access to Mérignac town center and its shops, the Tram A line connecting to Bordeaux city center in 25 minutes, and prestigious aerospace companies (Dassault, Thales, Sabena, etc.) in just 10 minutes.

Be charmed by the contemporary luxury of this villa—a superb blend of natural light, generous spaces, meticulous attention to detail, and modern comfort.
A beautiful entrance opens onto a magnificent reception area with living and dining spaces, a fireplace, and large windows. The semi-open, fully equipped dining kitchen with glass partition extends onto the exotic wood terrace and landscaped garden.
On the ground floor, a stunning master suite offers direct outdoor access, a large bathroom, and a custom-fitted dressing room, along with two additional bedrooms, a shower room, a laundry room, and a flexible space that can serve as an office, TV room, playroom, or another bedroom.
Upstairs, a landing leads to two further bedrooms with storage and a shower room.

This superb property is set in a peaceful, private environment with no overlooking neighbors, and also features a 10x5 m heated, secure swimming pool and a fully equipped summer kitchen—perfect for enjoying sunny days with family and friends.
A double garage and a carport complete the property, providing ample parking for several vehicles on the plot.

A must-see property!

Energy Performance Certificate: DPE C (138), GES C (24)
Estimated annual energy costs: €3,180–€4,380/year
Property price: €1,190,000 including agency fees, with fees of €50,000 (4.3% incl. VAT) payable by the buyer, net seller price €1,140,000.
Check the risks associated with this property at: www.georisques.gouv.fr

For more information, contact: Laura FORNES agent commercial indépendant RSAC 522410877- RCP 62571004
Find all our properties on the IMMOBA website.

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FEATURES

Property type:	House	Area:	271.0 m²	Property tax:	€4.00
Number of rooms:	7 rooms	Number of bedrooms:	5 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 139

Greenhouse gas emissions (GHG) index: C 20

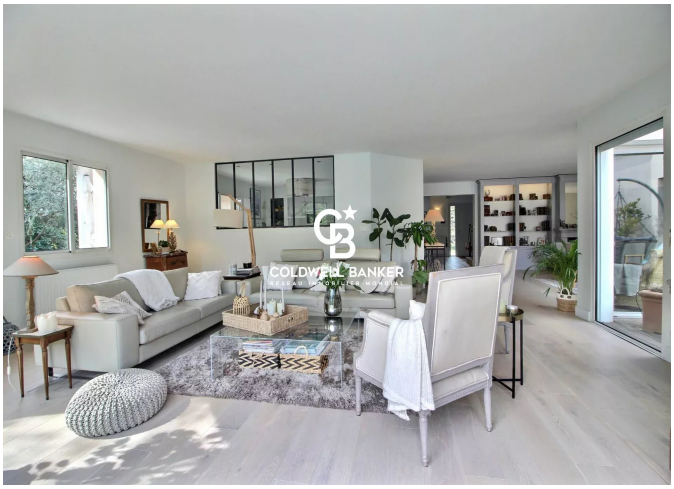
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