COLDWELL BANKER
EUROPA REALTY

House Mérignac 188 m²



SALE PRICE : 1 463 000 €

EMAIL : IMMOBA@COLDWELLBANKER.FR

13 cours Tournon
France, 33000, Bordeaux

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immoba@coldwellbanker.fr

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DESCRIPTION

Coldwell Banker Immoba Realty, a real estate agency operating in Bordeaux, Le Bouscat and Caudéran, is delighted to present this superb contemporary villa combining tranquillity with high-end amenities.

Just a few minutes from Bordeaux, in a particularly peaceful residential setting, discover this exceptional 188 sqm contemporary property. Its light-filled architecture, generous proportions and outstanding 2,352 sqm landscaped garden, a true haven of greenery offering complete privacy, give this home its unique character.

Built in 2022, the house has been thoughtfully designed to provide an outstanding level of comfort for everyday living. From the entrance, the spacious living and dining area opens generously onto the outdoors through an impressive glazed wall, creating a seamless connection with the garden and swimming pool. The fully equipped, semi-open-plan kitchen is complemented by an adjoining utility and laundry room, with direct access to the spacious 30 sqm garage.

The ground floor also features a complete principal suite overlooking the garden, comprising a bedroom, dressing room, separate WC and a generous bathroom with both bathtub and shower.

Upstairs, the sleeping area comprises four bedrooms, two of which open onto a large terrace offering beautiful views over the garden, as well as a shower room with WC. A second suite, complete with its own bathroom and WC, provides an ideal private space for welcoming family and friends.

The property offers an excellent standard of amenities, including a heat pump, ducted air conditioning, fireplace and home automation system, all contributing to the comfort and quality of the residence. The garage is equipped with an electric vehicle charging point and accommodates one car, while two additional parking spaces are available within the property.

Outside, the landscaped garden is undoubtedly one of the villa’s most remarkable features. Completely private and not overlooked, this generous outdoor space offers a peaceful, green setting centred around a beautiful heated swimming pool, jacuzzi, exotic wood terrace and fully equipped summer kitchen. Every detail has been designed to make the most of outdoor living and entertaining in an exceptionally privileged environment.

This outstanding family property combines natural light, generous proportions, tranquillity and high-end amenities, while enjoying excellent proximity to Bordeaux. Shops and schools are approximately 500 metres away, while Line A of the tramway is around 800 metres from the property, in the sought-after Mondésir area, close to Saint-Augustin.

A distinctive villa offering a rare balance between a lush, peaceful environment, quality of life and premium amenities. Ready to move into, this elegant property will appeal to buyers seeking privacy, comfort and refined living on the doorstep of Bordeaux.

Would you like to discover this property and arrange a viewing? Please contact Ms Marie KHATCHIKIAN.

Sale price: €1,463,000, agency fees included.
Agency fees payable by the seller.

Energy Performance Certificate (DPE): A (53) A (1)
Information on the risks to which this property is exposed is available on the Géorisques website: www.georisques.gouv.fr

Independent Sales Agent
RSAC: 831 139 571
Professional Liability Insurance (RCP): AV042822

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FEATURES

Property type:	House	Area:	188.0 m²	Property tax:	€3.00
Number of rooms:	6 rooms	Number of bedrooms:	5 bedrooms		

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ENERGY PERFORMANCE DIAGNOSIS

Energy performance diagnosis (EPD): A 53

Greenhouse gas emissions (GHG) index: A 1

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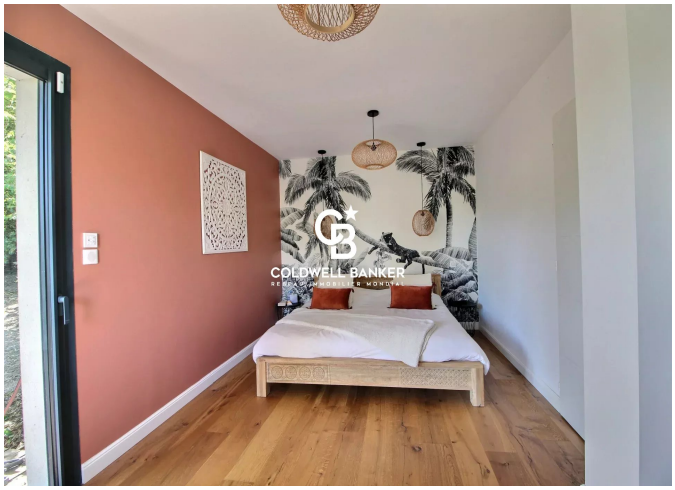

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