COLDWELL BANKER
EUROPA REALTY

House Mérignac 194 m²



SALE PRICE : 715 000 €

EMAIL : IMMOBA@COLDWELLBANKER.FR

13 cours Tournon
France, 33000, Bordeaux

PHONE : +33557340139
immoba@coldwellbanker.fr

COLDWELL BANKER
EUROPA REALTY

DESCRIPTION

Coldwell Banker invites you to discover this beautiful Provençal-style villa, nestled in a peaceful residential neighbourhood just 500 metres from the tram. Ideally located near shops and schools, this home offers a privileged and practical lifestyle—perfect for family living.

Set on a magnificent 1,065 m² landscaped plot, this bright and welcoming property features a spacious living room enhanced by a marble fireplace, a fully equipped open-plan kitchen, a ground-floor master suite, three additional bedrooms upstairs, and a warm mezzanine. Comfort is ensured with reversible air conditioning.

Outdoors, enjoy a large 35 m² covered terrace ideal for al fresco dining, a heated 8x4 m swimming pool with a cosy pool house, an automatic irrigation system powered by a well, solar panels for an eco-friendly touch, an automated garage, a charming paved driveway, and a handy garden shed.

A true haven of peace where comfort and serenity meet—an ideal setting to create unforgettable family memories.

Carrez surface: 194.45 m²
Energy performance: DPE D (237) / GES B (7)
Estimated annual energy costs: between €2,150 and €2,970
Fees paid by the seller

Co-ownership of 52 main lots – annual charges: €250 – no ongoing legal proceedings

Contact: Corinne Prémont
RSAC: 384 152 203 / RCP: 127 100 479
Discover all our listings on IMMOBA.

13 cours Tournon
France, 33000, Bordeaux

PHONE : +33557340139
immoba@coldwellbanker.fr

COLDWELL BANKER
EUROPA REALTY

FEATURES

Property type:	House	Area:	194.0 m²	Number of rooms:	7 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): D 237

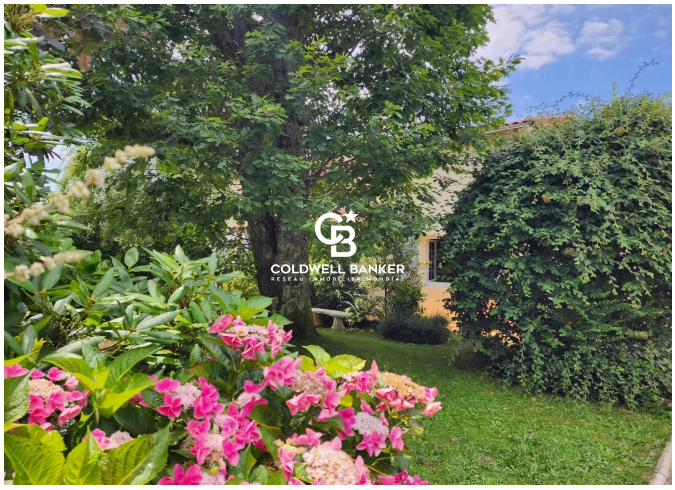
Greenhouse gas emissions (GHG) index: B 7

13 cours Tournon
France, 33000, Bordeaux

PHONE : +33557340139
immoba@coldwellbanker.fr

COLDWELL BANKER
EUROPA REALTY













13 cours Tournon
France, 33000, Bordeaux

PHONE : +33557340139
immoba@coldwellbanker.fr