

Maison Bordeaux 228 m²



PRIX DE VENTE : 1 080 000 €

EMAIL : IMMOBA@COLDWELLBANKER.FR

DESCRIPTION

Coldwell Banker Immoba Realty is privileged to present this former 1850 coaching inn, entirely renovated and redesigned. Located in the sought-after Mérignac Mondésir area, this elegant property perfectly combines the charm of a countryside home with the convenience of urban living.

Offering 258 sqm over two levels, this beautiful family residence features a magnificent south-facing living area with a total surface of 98 sqm, four spacious bedrooms (with the possibility of easily creating a fifth), and two bathrooms.

Outside, a large stone terrace extends the living room into a lush garden filled with a variety of plants and trees, including a well, vegetable garden, and fruit trees.

A former 25 sqm wine storehouse offers numerous possibilities: pool house, workshop, independent studio, or guest house. The land is suitable for a swimming pool.

Private parking for two vehicles alongside the house could also be converted into a garage.

Entirely redesigned using restored antique materials and high-quality eco-friendly finishes (solid wood, stone, oak, natural paints), this impeccably maintained home exudes warmth, elegance, and serenity.

Ideally located close to Parc Bourran, shops, schools, public transport, and local amenities, the property also benefits from quick access to Bordeaux city centre, the ring road, the airport, and the Atlantic coast.

Agency fees payable by the buyer:

Including agency fees price: €1,080,000

Agency fees payable by the buyer: €51,429 incl. VAT (5%)

Net seller price: €1,028,571

Energy performance diagnosis: EPC 106 (B) – GHG emissions: 22 (C)

Estimated annual energy costs: between €1,640 and €2,240 per year.

For further information or to arrange a viewing, please contact Annie Herte

Commercial Agent RSAC 835 362 922

Professional liability insurance: MA035A20ANPM/O2

Information regarding potential risks to which this property is exposed is available upon request or on the

Géorisques website: www.georisques.gouv.fr

Discover all our properties at www.immoba.fr

CARACTÉRISTIQUES

Type de bien :	Maison	Surface :	228.0 m ²	Taxe foncière :	€3.00
NB de pièces :	6 rooms	NB de chambres :	4 bedrooms		

Les informations sur les risques auxquels ce bien est exposé sont disponibles sur le site Géorisques : www.georisques.gouv.fr

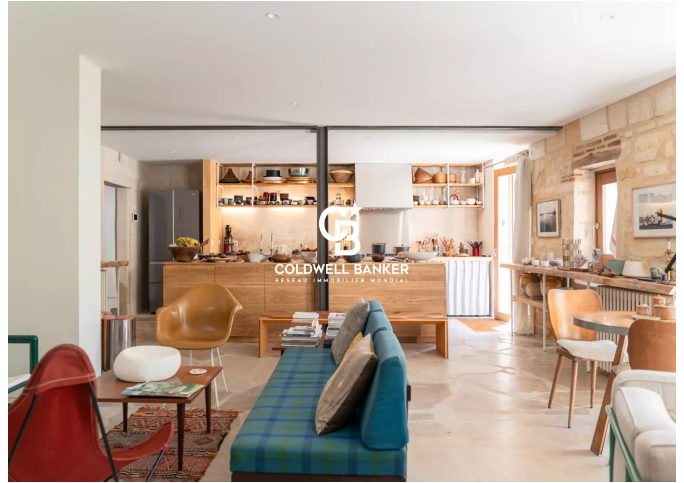
DIAGNOSTIC DE PERFORMANCE ÉNERGÉTIQUE

Diagnostic de performance énergétique (DPE) : B 106

Indice d'émission de gaz à effet de serre (GES) : C 22



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