

Maison Bordeaux 271 m<sup>2</sup>

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PRIX DE VENTE : 1 190 000 €

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## DESCRIPTION

Coldwell Banker ImmoBa Realty agency is proud to present this exceptional contemporary villa of 271 m<sup>2</sup>, 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 m<sup>2</sup>, 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](http://www.georisques.gouv.fr)

For more information, contact: Vincent Macary (EI), Independent Sales Agent, RSAC 909 975 096 / RCP 127100479

Find all our properties on the IMMOBA website.

## CARACTÉRISTIQUES

Type de bien :	Maison	Surface :	271.0 m <sup>2</sup>	Taxe foncière :	€4.00
NB de pièces :	7 rooms	NB de chambres :	5 bedrooms		

Les informations sur les risques auxquels ce bien est exposé sont disponibles sur le site Géorisques : [www.georisques.gouv.fr](http://www.georisques.gouv.fr)

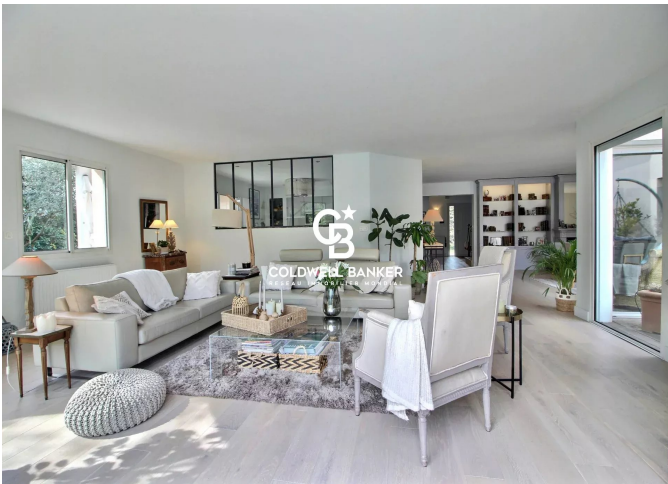
## DIAGNOSTIC DE PERFORMANCE ÉNERGÉTIQUE

Diagnostic de performance énergétique (DPE) : C 139

Indice d'émission de gaz à effet de serre (GES) : C 20



**COLDWELL BANKER**  
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