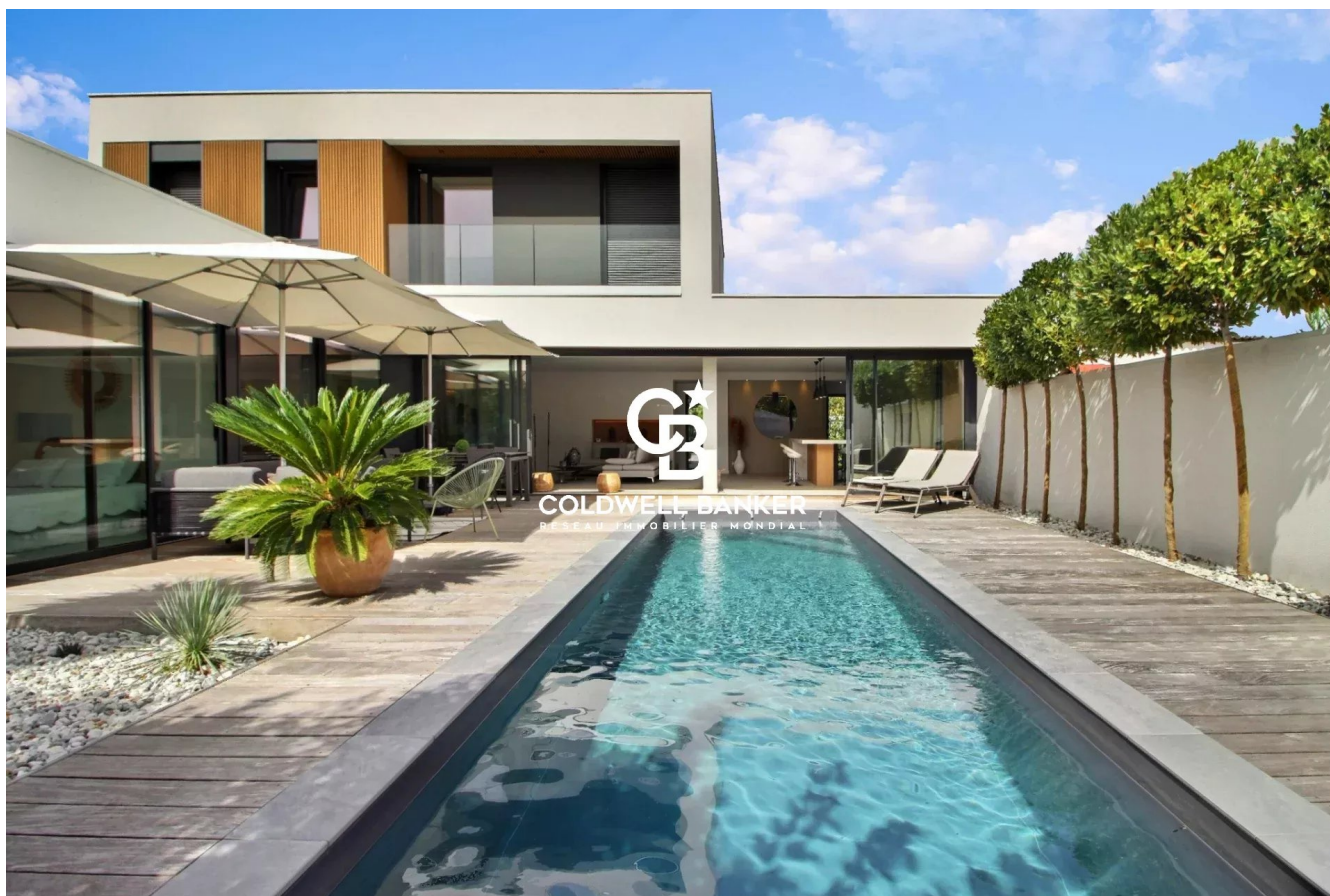


Maison Bordeaux 181 m<sup>2</sup>

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PRIX DE VENTE : 1 190 000 €

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EMAIL : [IMMOBA@COLDWELLBANKER.FR](mailto:IMMOBA@COLDWELLBANKER.FR)

## DESCRIPTION

Coldwell Banker Immoba Realty, your Bordeaux real estate agency, is delighted to present this stunning contemporary home ideally located in the lively Mérignac Capeyron district, on the edge of Caudéran. It offers an exceptional living environment where elegance, modern design, and absolute comfort come together harmoniously.

The generous volumes of this property provide the perfect setting for family life. The spacious dual-aspect living room, bathed in natural light through large bay windows, opens directly onto a landscaped garden with open and serene views.

The kitchen, both stylish and functional, perfectly embodies the balance between contemporary aesthetics and everyday practicality.

The night area features four bedrooms, including an elegant master suite with a large walk-in closet. Two of the bedrooms are located on the ground floor, adding comfort and convenience to daily living.

Outdoors, the landscaped garden becomes a true extension of the home. Sunny days can be enjoyed around the swimming pool in a convivial and relaxed atmosphere.

For optimal comfort, the property also includes a garage, additional parking space, a laundry room, a pantry, and a garden shed.

Finally, the house benefits from immediate proximity to all local amenities.

Energy Performance Certificate (EPC): 65 (A) – Greenhouse Gas Emissions: 2 (A)

Estimated annual energy costs: between €930 and €1,320 per year.

Fees payable by the seller included.

Consult potential risks for this property on: [www.georisques.gouv](http://www.georisques.gouv)

For more information, please contact Aliona RAHACHOVA. Discover all our properties at [www.immoba.fr](http://www.immoba.fr)

## CARACTÉRISTIQUES

Type de bien :	Maison	Surface :	181.0 m <sup>2</sup>	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](http://www.georisques.gouv.fr)

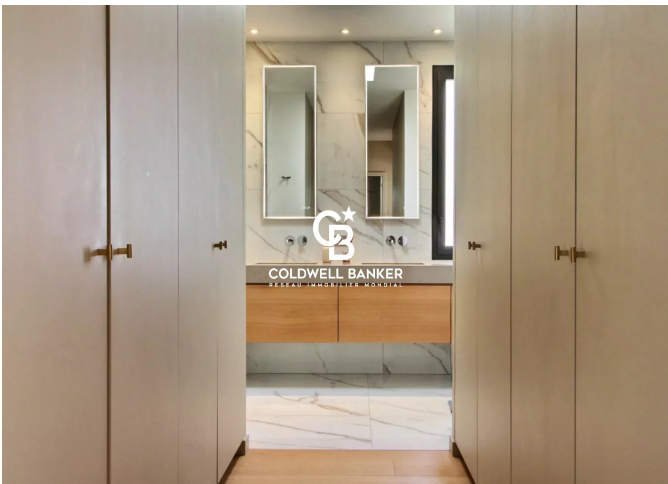
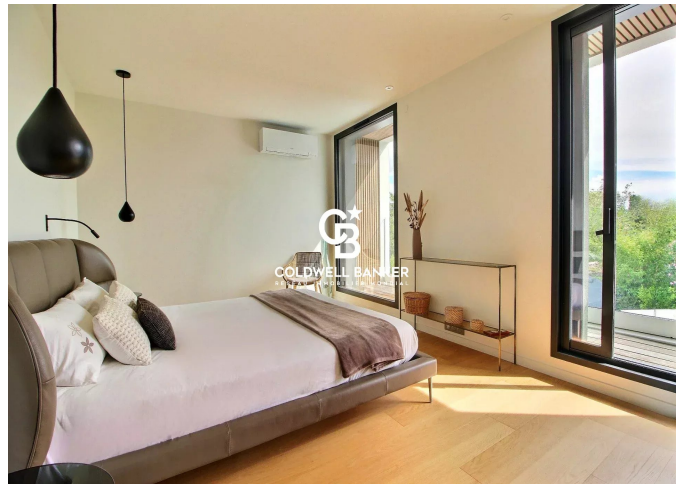
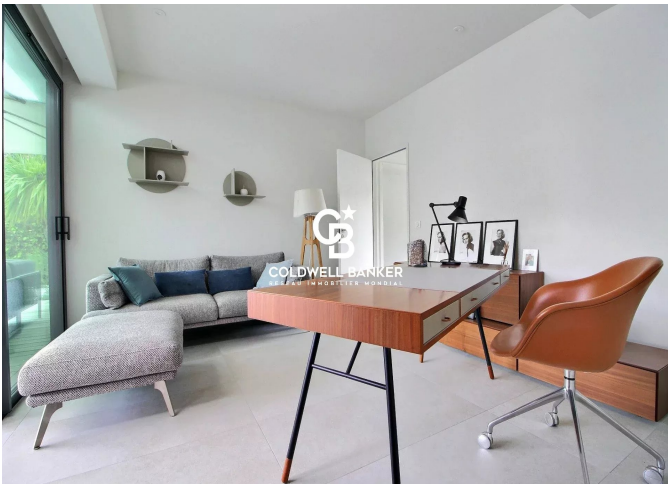
## DIAGNOSTIC DE PERFORMANCE ÉNERGÉTIQUE

Diagnostic de performance énergétique (DPE) : A 65

Indice d'émission de gaz à effet de serre (GES) : A 2



**COLDWELL BANKER**  
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