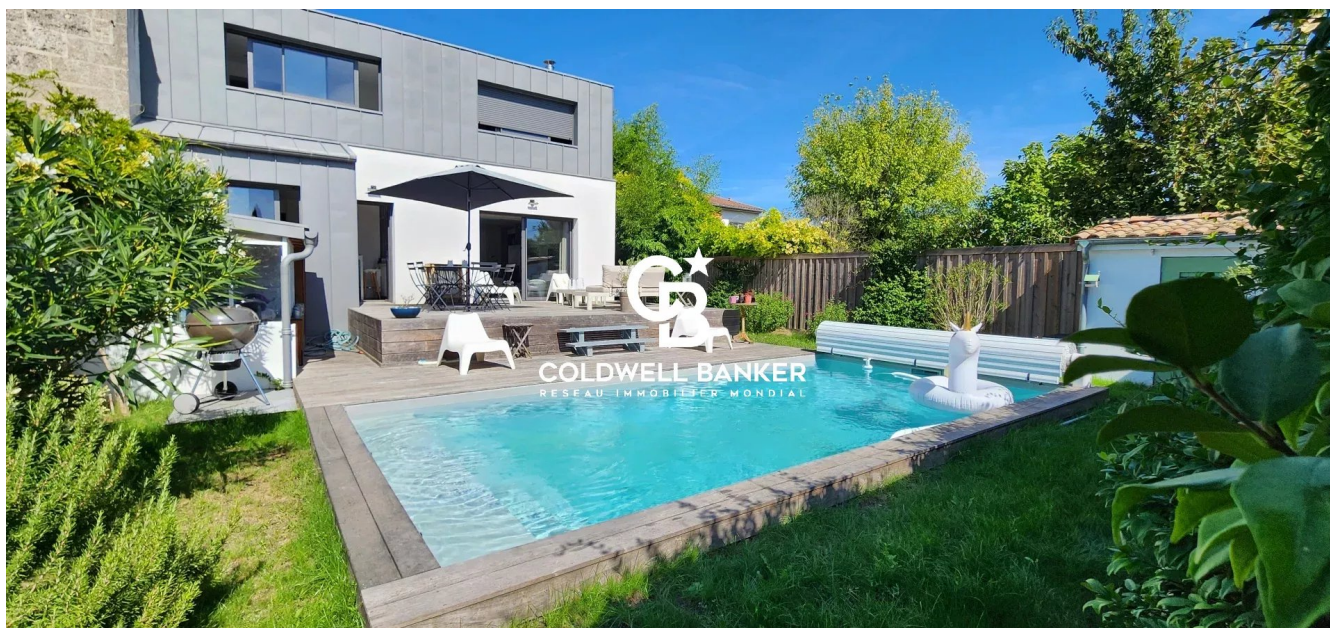


Maison Bordeaux 140 m²



PRIX DE VENTE : 854 000 €

EMAIL : IMMOBA@COLDWELLBANKER.FR

DESCRIPTION

COLDWELL BANKER presents in Mérignac, in the Saint-Augustin district, in a highly sought-after area, this pretty family home that brings together all the assets for comfortable, convenient living.

With its four bedrooms, it offers generous proportions and an ideal layout for welcoming a family. The bright living room opens onto the garden and invites you to fully enjoy the outdoor spaces. The modern, functional kitchen fits perfectly with the whole, bringing comfort and conviviality to everyday life.

Outside, the private garden with a swimming pool is a true haven of peace, perfect for moments of relaxation and sharing with family or friends.

Perfectly maintained, this house requires no work and benefits from a prime location, in immediate proximity to schools, shops and the tram. A rare and sought-after address, where life is pleasant.

A parking space and a fitted basement of 30 m² complete this exceptional property.

Contact Corinne Prémont.

Independent Sales Agent.

RSAC : 384152203 RCP : 127 100 479

Discover all our properties on IMMOBA.

DPE C (127) GES (4)

Annual energy costs between €1,290 and €1,800 per year

Fees payable by the seller.

Our properties on [immoba.fr](https://www.immoba.fr)

CARACTÉRISTIQUES

Type de bien :	Maison	Surface :	140.0 m ²	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

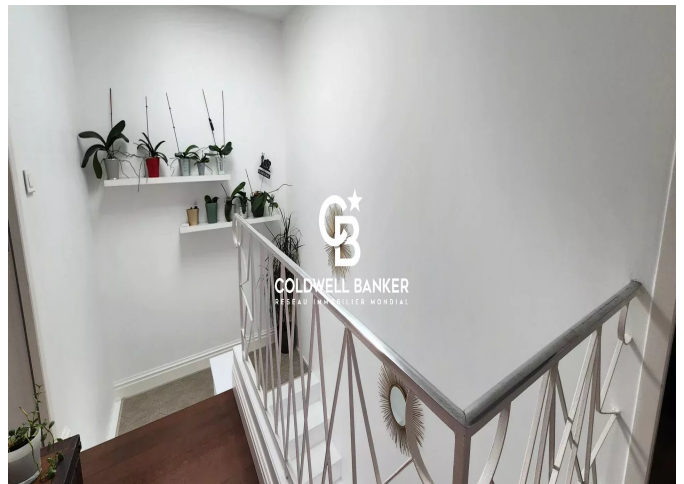
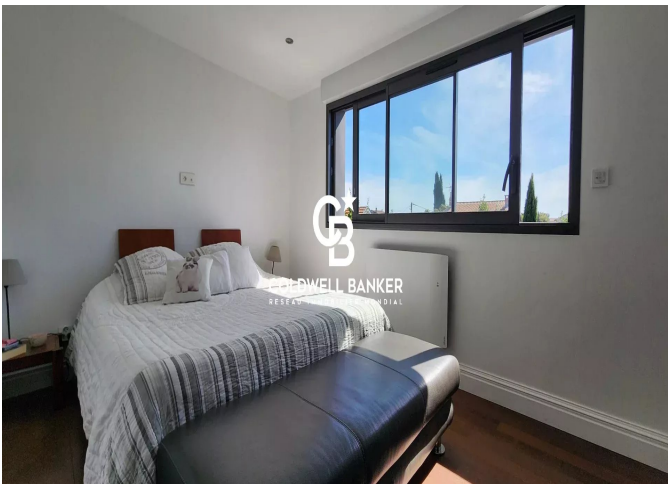
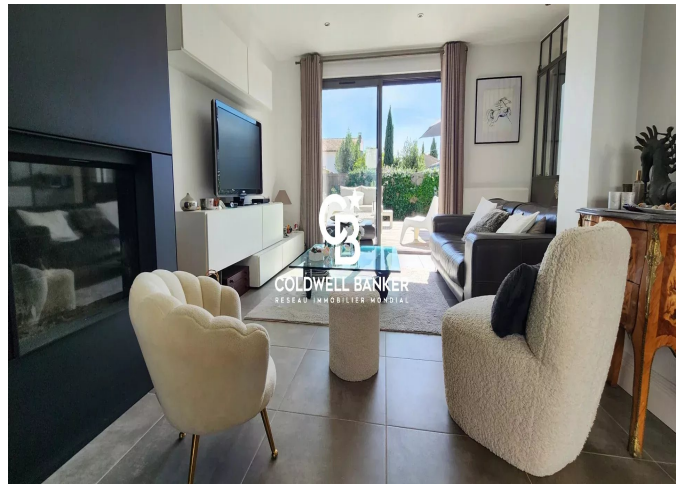
DIAGNOSTIC DE PERFORMANCE ÉNERGÉTIQUE

Diagnostic de performance énergétique (DPE) : C 127

Indice d'émission de gaz à effet de serre (GES) : A 4



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