

Maison Mérignac 146 m²



PRIX DE VENTE : 757 000 €

EMAIL : IMMOBA@COLDWELLBANKER.FR

DESCRIPTION

In a privileged setting, just a few minutes' walk from the Fontaine d'Arlac tramway, discover this house nestled in the heart of a sought-after residential neighborhood, where calm, greenery and quality of life prevail. Here, no nuisance: only houses, gardens and a peaceful atmosphere.

From the entrance, you will be won over by the exceptional brightness of the house. Numerous openings bathe the living spaces in natural light throughout the day. The living area, warm and convivial, is arranged around a closed fireplace and opens widely onto the garden.

The house offers an ideal layout for family life with three bedrooms and an office, including a ground-floor bedroom with a large shower room, providing a daily comfort much appreciated.

Outside, the setting is truly remarkable: a beautiful tree-filled, southwest-facing garden, complemented by a perfectly integrated heated pool, a true cocoon of tranquility. Fruit trees complete this rare and intimate outdoor living space.

The house also appeals through its practical features and equipment: a converted outbuilding, a garage dedicated to motorcycles/bicycles, as well as an underground, climate-controlled wine cellar able to hold more than 2,000 bottles — an exceptional asset for enthusiasts.

A shelter additionally allows two vehicles to be parked easily.

On the comfort and performance side, the house is equipped with photovoltaic panels with a power of 9 kW, offering a real advantage in terms of energy consumption and autonomy.

A home designed for pleasant family living, combining modern comfort, functionality and a privileged living environment.

DPE 152 (C) GES 5 (A)

Estimated annual energy costs for the property between €1,600 and €2,230 per year

Agency fees payable by the seller included.

Check the risks to which this property is exposed at: www.georisques.gouv

For more information, contact Aliona RAHACHOVA. Find all our properties at www.immoba.fr

CARACTÉRISTIQUES

Type de bien :	Maison	Surface :	146.0 m ²	Taxe foncière :	€2.00
NB de pièces :	5 rooms	NB de chambres :	3 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 152

Indice d'émission de gaz à effet de serre (GES) : A 5



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