

Maison Mérignac 173 m²



PRIX DE VENTE : 599 000 €

EMAIL : IMMOBA@COLDWELLBANKER.FR

EXCLUSIVITÉ

DESCRIPTION

Coldwell Banker is pleased to exclusively present this warm and welcoming family home, ideally located in a quiet and sought-after neighbourhood, just steps from the tram and local shops.

This bright and spacious property is a must-see, offering generous volumes and a peaceful setting—perfect for comfortable family living.

The entrance leads to a landing that opens into a beautiful 60 m² through-living room with a fireplace, as well as a separate, fully equipped eat-in kitchen.

Both the living room and kitchen overlook the sunny, private garden, which is perfectly maintained and peaceful—a true retreat with its heated pool, ideal for relaxing or entertaining on warm summer evenings.

Night area:

- 4 beautiful bedrooms, including a master suite with private bathroom and walk-in closet
- An additional shower room

Bonus features:

- Laundry room
- Pantry
- Attached garage
- Multiple on-site parking spaces
- Plenty of built-in storage

The real plus: The house is easily adaptable—the kitchen could be opened up, or additional bay windows added to enhance light and flow.

Energy performance: DPE C (102) / GES C (20)

Estimated annual energy costs: between €1,302 and €1,762

Fees paid by the seller

Risk information available at: www.georisques.gouv.fr

Contact: Alexandra ARNAUD

Independent Sales Agent

RSAC: 880 872 122 / RCP: 127 100 479

More information, photos, or a visit? Contact Alexandra today.

Find all our listings on IMMOBA.

CARACTÉRISTIQUES

Type de bien :	Maison	Surface :	173.0 m ²	NB de pièces :	5 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

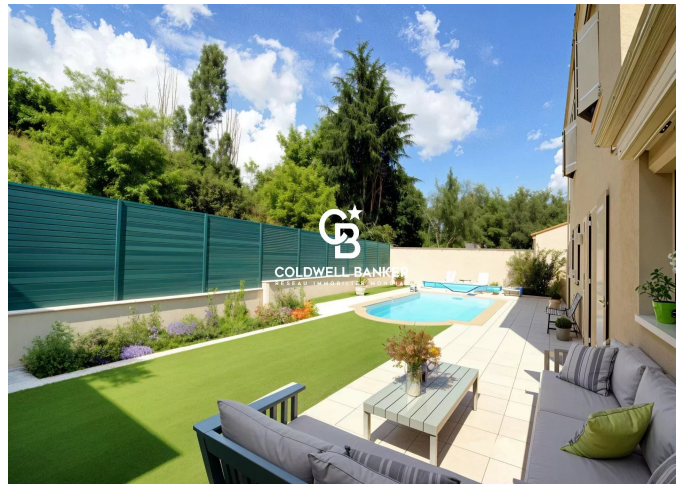
DIAGNOSTIC DE PERFORMANCE ÉNERGÉTIQUE

Diagnostic de performance énergétique (DPE) : B 102

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



COLDWELL BANKER
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