

Maison Mérignac 194 m²



PRIX DE VENTE : 715 000 €

EMAIL : IMMOBA@COLDWELLBANKER.FR

DESCRIPTION

Coldwell Banker invites you to discover this beautiful Provençal-style villa, nestled in a peaceful residential neighbourhood just 500 metres from the tram. Ideally located near shops and schools, this home offers a privileged and practical lifestyle—perfect for family living.

Set on a magnificent 1,065 m² landscaped plot, this bright and welcoming property features a spacious living room enhanced by a marble fireplace, a fully equipped open-plan kitchen, a ground-floor master suite, three additional bedrooms upstairs, and a warm mezzanine. Comfort is ensured with reversible air conditioning.

Outdoors, enjoy a large 35 m² covered terrace ideal for al fresco dining, a heated 8x4 m swimming pool with a cosy pool house, an automatic irrigation system powered by a well, solar panels for an eco-friendly touch, an automated garage, a charming paved driveway, and a handy garden shed.

A true haven of peace where comfort and serenity meet—an ideal setting to create unforgettable family memories.

Carrez surface: 194.45 m²

Energy performance: DPE D (237) / GES B (7)

Estimated annual energy costs: between €2,150 and €2,970

Fees paid by the seller

Co-ownership of 52 main lots – annual charges: €250 – no ongoing legal proceedings

Contact: Corinne Prémont

RSAC: 384 152 203 / RCP: 127 100 479

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CARACTÉRISTIQUES

Type de bien :	Maison	Surface :	194.0 m ²	NB de pièces :	7 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) : D 237

Indice d'émission de gaz à effet de serre (GES) : B 7



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