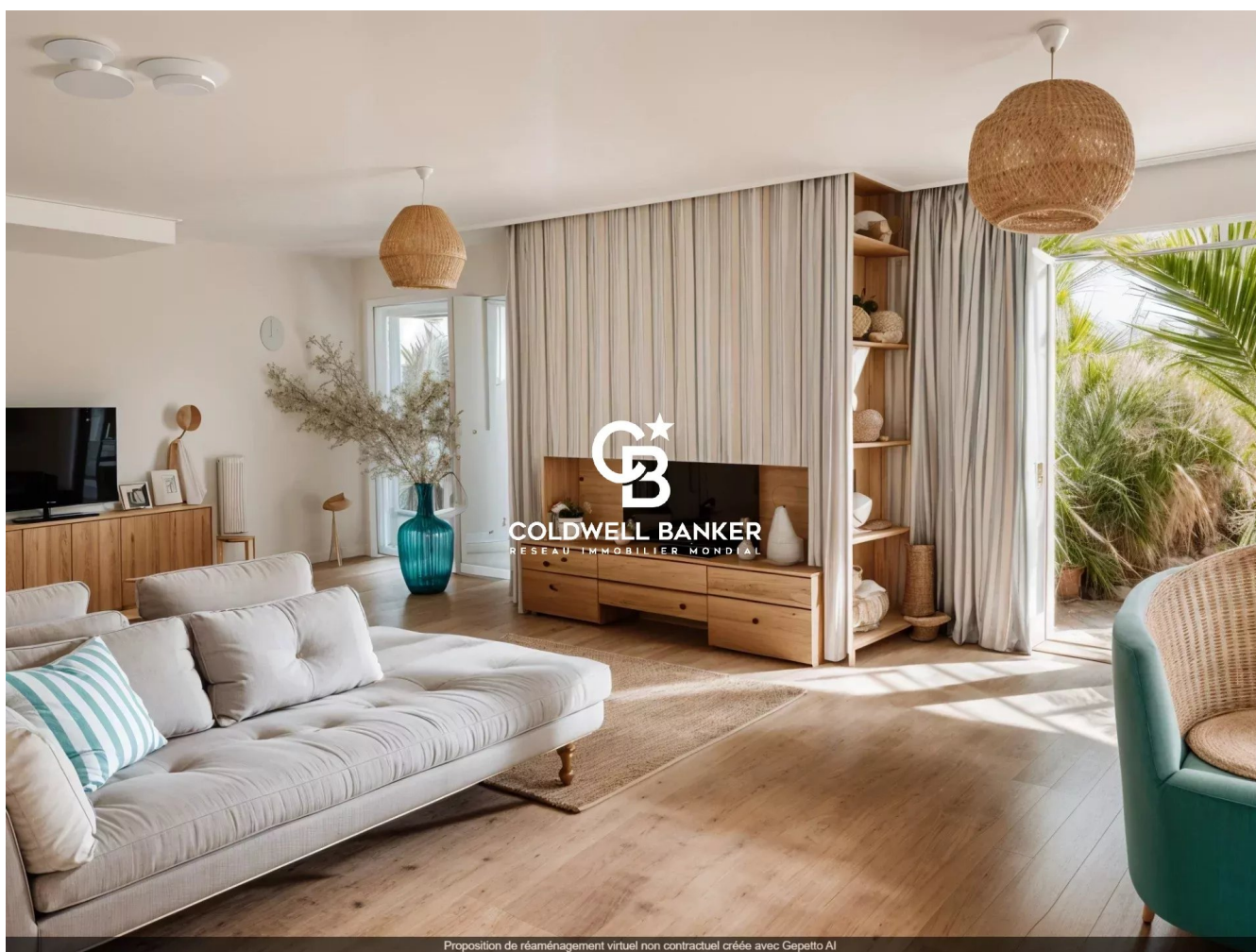


Maison Mérignac 196 m<sup>2</sup>

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**PRIX DE VENTE : 699 000 €**

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

## DESCRIPTION

COLDWELL BANKER Bordeaux Premium presents this elegant home of approximately 196 m<sup>2</sup>, nestled in a quiet street in the sought-after Parc Féau neighbourhood in Mérignac.

Mostly single-storey, this property is a true gem—conveniently located and full of charm.

### Ground floor:

A welcoming entrance leads to a spacious, light-filled living room with a semi-open, fully equipped kitchen. This living space opens onto a south-facing, private garden with a swimming pool and mature landscaping. The ground floor also includes:

A 20 m<sup>2</sup> master suite with en-suite bathroom

Two 13 m<sup>2</sup> bedrooms with built-in wardrobes

A 10 m<sup>2</sup> office

A utility room and a WC

### Upstairs:

A landing opens onto a sunny rooftop terrace, leading to two air-conditioned 13 m<sup>2</sup> bedrooms, each with its own shower room and walk-in closet.

Located just 20 minutes from Bordeaux, close to shops, schools, and public transport, with Tram Line A (Quatre Chemins) only 200 m away and Mérignac Soleil shopping centre 650 m away, this property offers an exceptional lifestyle in the heart of Parc Féau.

Energy performance: DPE D (192) / GES D (28)

Estimated annual energy costs: between €2,100 and €2,900

Price: €699,000 HAI (fees paid by the seller)

Contact: Corinne Prémont

RSAC 384 152 203 / RCP 127 100 479

Discover all our listings at IMMOBA.

## CARACTÉRISTIQUES

Type de bien :	Maison	Surface :	196.0 m <sup>2</sup>	Taxe foncière :	€2.00
NB de pièces :	7 rooms	NB de chambres :	5 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) : D 192

Indice d'émission de gaz à effet de serre (GES) : C 28



**COLDWELL BANKER**  
**EUROPA REALTY**



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