



MERIGNAC - CONTEMPORARY HOUSE - 4 BEDROOMS - OUTBUILDINGS - 2000
SQM PLOT OF LAND - SWIMMING POOL -



SELLING PRICE : Sold

EMAIL : BORDEAUX@BARNES-INTERNATIONAL.COM

SOLE AGENCY

38 cours Georges Clémenceau
33000 Bordeaux



PHONE : +33533093089
bordeaux@barnes-international.com

56 avenue de la Libération
Charles de Gaulle
33110 Le Bouscat

DESCRIPTION

Ideally located in a quiet area, close to the Parc Féau in Mérignac, away from view, this beautiful contemporary free standing house has been renovated in 2011, with a park of more than 1700 sqm. An entrance hall leads to a large and very bright living room of more than 100sqm overlooking a terrace with heated pool, a furnished and equipped open kitchen. At the same level, we find the night area dedicated to children with 3 bedrooms, one with shower room and a separate bathroom. The 1st floor is dedicated to the parental area, having an open study area with access to the planted terrace and a master suite bedroom with a dressing room and a bathroom. The latter gives access to the second terrace with a magnificent unobstructed view over the Parc Féau. The basement has a large garage, a laundry area and a wine cellar. At the back of the plot of land, the outbuilding has a bedroom with its shower room giving on its private terrace with Jacuzzi. A garage for two additional vehicles complete this exceptional property. Existence of a private access to Parc Féau

FEATURES

Type de bien:	House	Surface:	245.65 m ²	Terrain:	2000.0 m ²
Charges:	-	Périodicité des charges:	€0.00	Ascenseur:	-
Piscine:	-	Nombre de lots:	-	Taxe foncière:	-
Parking:	-	Compléments de loyer:	-	NB de pièces:	6 rooms
NB de chambres:	5 bedrooms	Honoraire à la charge:	from the seller		

Les informations sur les risques auxquels ce bien est exposé sont disponibles sur le site Géorisques : www.georisques.gouv.fr

ENERGY PERFORMANCE DIAGNOSTIC

Diagnostic de performance énergétique (DPE) : A -2kWh/m².year

Indice d'émission de gaz à effet de serre (GES) : A kg CO₂/m².an

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