



Exclusivity - Contemporary house – Mérignac area - Garden - Swimming pool - Garage



SELLING PRICE : €1,562,000

EMAIL : BORDEAUX@BARNES-INTERNATIONAL.COM

SOLE AGENCY

38 cours Georges Clémenceau
33000 Bordeaux



PHONE : +33533093089
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56 avenue de la Libération
Charles de Gaulle
33110 Le Bouscat

DESCRIPTION

Located in a quiet area close to shops and services, this beautiful contemporary house is located on a 800 sqm beautiful landscaped plot.

It has an entrance hall, a cloakroom with direct access to a large 50 sqm garage, a large living room overlooking the garden with a fully equipped open plan kitchen with adjoining laundry.

On the 1st floor, two large bedrooms with a common dressing room and a bathroom, a bedroom and a master en-suite bedroom with bathroom and large dressing room.

The house is fully air conditioned, and benefits from underfloor heating and solar panels.

FEATURES

Type de bien:	House	Surface:	220.0 m ²	Terrain:	-
Charges:	-	Périodicité des charges:	-	Ascenseur:	-
Piscine:	-	Nombre de lots:	-	Taxe foncière:	-
Parking:	-	Compléments de loyer:	-	NB de pièces:	5 rooms
NB de chambres:	4 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) : B 78kWh/m².year

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

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