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Intimate architect-designed house with swimming pool

Gironde , Nouvelle Aquitaine



€546,000

inc. of agency fees

2 Beds 1 Baths 93 sqm 0.03 ha

A few steps from the shops of Place Mondésir, Bourran Park and public transport, is this charming, completely renovated house with a parking space. Nestled in the quiet of a dead end in a very sought-after...

At a Glance

Reference MFH-EAB1787EABX
Bed 2
Land 0.03 ha

Near to Bordeaux
Bath 1
Pool No

Price €546,000
Hab.Space 93 sqm
Land Tax N/A

Property Description

A few steps from the shops of Place Mondésir, Bourran Park and public transport, is this charming, completely renovated house with a parking space.

Nestled in the quiet of a dead end in a very sought-after setting, this single-storey house is distinguished by

its large, bright living room and its contemporary open kitchen. Its garden with natural swimming pool offers a true haven of peace.

The large openings flood the space with light, while the wood stove adds a warm touch. The garden, with its swimming pool, is perfect for sunny moments with family or friends. The sleeping area includes two bedrooms, including a master suite with dressing room and bathroom, a second bathroom, a separate toilet and a garage converted into an office and pantry.

Enjoy exceptional neighborhood life in one of the most popular areas of Mérignac. Don't miss the opportunity to acquire this ideally located family home.

ENERGY CLASS: D / CLIMATE CLASS: B. Estimated average amount of annual energy expenditure for standard use, established based on energy prices for the year 2021: between 1130 and 1590 euros.

Summary

| | |
|----------------|----------|
| Property type: | House |
| Bedrooms: | 2 |
| Bathrooms | 1 |
| Price | €546,000 |

Key Information

| | |
|----------------|---------|
| Internal Area: | 93 sqm |
| Land Area: | 0.03 ha |
| Has a Garden | Yes |

Location: Nouvelle Aquitaine



Gallery



As Featured in

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You would have already been informed about the property taxes and legal fees (that incl. the stamp duty). The agency fees are already included in the listed price on this document, there's no premium for the superior service we offer. You don't have to pay the deposit until the 'pre-contract' has been signed, and the 10 days calling off period has expired. It takes an average of three months to buy a property in France.

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