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House to renovate with garden Mérignac - Saint Augustin area

Gironde , Nouvelle Aquitaine



€500,000

inc. of agency fees

4 Beds 2 Baths 135 sqm 0.06 ha

Located in the town of Mérignac, just 5 minutes from Saint Augustin, this house is set on a charming plot of 535 sqm and offers an ideal setting for a renovation to your taste. The reception garden leads...

At a Glance

Reference	MFH-EAB1817	Near to	Bordeaux	Price	€500,000
Bed	4	Bath	2	Hab.Space	135 sqm
Land	0.06 ha	Pool	No	Land Tax	N/A

Property Description

Located in the town of Mérignac, just 5 minutes from Saint Augustin, this house is set on a charming plot of 535 sqm and offers an ideal setting for a renovation to your taste.

The reception garden leads to an entrance hall which serves two bedrooms, a toilet, and a kitchen. A double

garage completes the ensemble. Upstairs, you will find a spacious living room with a fireplace, as well as two additional rooms offering various layout possibilities.

At the back of the plot, an outbuilding of 35 sqm, also to be renovated, offers additional space to meet your needs. Work is to be expected, with the possibility of benefiting from the advice of an architect to personalize and succeed in your renovation project.

ENERGY CLASS: F / CLIMATE CLASS: E. Estimated average amount of annual energy expenditure for standard use, established from energy prices for the year 2021: between 2410 and 3360 euros.

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Summary

Property type:	House
Bedrooms:	4
Bathrooms	2
Price	€500,000

Key Information

Internal Area:	135 sqm
Land Area:	0.06 ha
Has a Garden	Yes

Location: Nouvelle Aquitaine



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