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Renovated house with terrace and garden in Mérignac

Gironde , Nouvelle Aquitaine



€349,000

inc. of agency fees

2 Beds 1 Baths 77 sqm 0.01 ha

Sheltered from a dead end and quiet, and close to tram A, this old house of 80m² with garden of 50m² has been completely renovated, with high-end services. Articulated around a beautiful functional fireplace,...

At a Glance

Reference	MFH-EAB1472EABX	Near to	Bordeaux	Price	€349,000
Bed	2	Bath	1	Hab.Space	77 sqm
Land	0.01 ha	Pool	No	Land Tax	N/A

Property Description

Sheltered from a dead end and quiet, and close to tram A, this old house of 80m² with garden of 50m² has been completely renovated, with high-end services.

Articulated around a beautiful functional fireplace, this house offers all the features of a generous family. A

large master suite on the ground floor is preceded by an office, a bathroom, and a patio. The living room is comfortable with its living room and its kitchen open to the dining room. The wooden staircase leads to the sleeping area. The landing leads to a second master suite with its bathroom and its private terrace out of sight. Its location is ideal for connecting the center of Bordeaux or the airport quickly as well as all the shops of Mérignac Center on foot.

ENERGY CLASS: C / CLIMATE CLASS: A. Estimated average amount of annual energy expenditure for standard use, based on energy prices for the year 2021: between 770 and 1090 euros.

Summary

Property type:	House
Bedrooms:	2
Bathrooms	1
Price	€349,000

Key Information

Internal Area:	77 sqm
Land Area:	0.01 ha
Has a Garden	Yes

Location: Nouvelle Aquitaine



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