

For sale large single-story house with beautiful garden in the famous Parc Féau district of Mérignac.



## INFORMATION

Town:	Mérignac
Department:	Gironde
Bed:	6
Bath:	2
Floor:	183.5 m2
Plot Size:	1000 m2

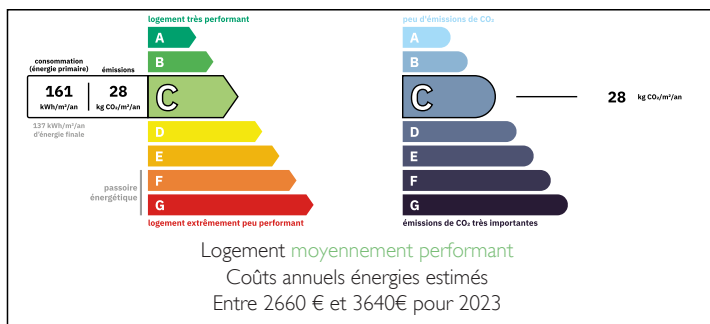


## IN BRIEF

Discover this single-story house with 6 bedrooms located in Mérignac near the ring road on a beautiful plot of 1200m².



## ENERGY - DPE



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



## DESCRIPTION

Come discover this beautiful and spacious single-story family home in Mérignac, boasting

- an east-west exposure and a beautiful living room of over 40m<sup>2</sup>.

- a 22m<sup>2</sup> kitchen renovated in 2022
- a total of 6 bedrooms
- 3 bathrooms
- a large terrace of over 100m<sup>2</sup>
- a large parking area
- a large 1000m<sup>2</sup> garden with trees (centennial oak tree) and potential for a swimming pool.

It can be divided into several units for self-employed professionals, such as a medical center.

Located in the highly sought-after Parc Féau neighborhood of Mérignac, with easy access.

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Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

## LOCAL TAXES

**Taxe foncière: 3331 EUR**

**Taxe habitation: EUR**

## NOTES