

Spacious Single-Storey House – 6 Bedrooms – Large Garden – Parc Féau District, Mérignac



INFORMATION

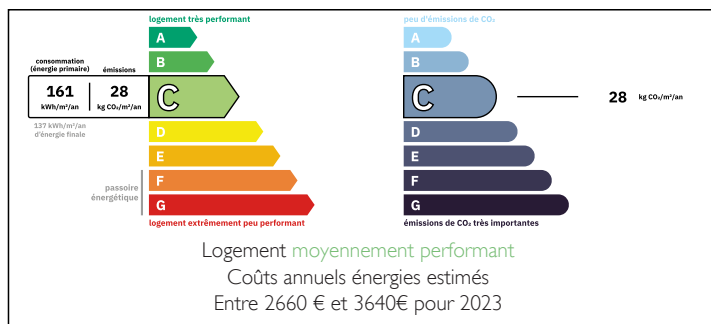
Town:	Mérignac
Department:	Gironde
Bed:	6
Bath:	2
Floor:	183.5 m2
Plot Size:	1000 m2



IN BRIEF

Rare opportunity! Located in the prestigious Parc Féau neighborhood of Mérignac, this spacious 6-bedroom single-storey house is set on a beautiful 1,200 sqm plot. Bright, functional, and ideally positioned close to tramway, shops, and the ring road, it is perfect for a family home or a professional practice.

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

In the heart of the highly sought-after Parc Féau area of Mérignac, this lovely 160 sqm single-storey house sits on a generous 1,200 sqm plot of landscaped garden.

The location is ideal: within easy reach of public transport (tram and bus), schools, local shops, and quick access to the ring road — all while offering a peaceful residential environment.

Inside, you will find a bright entrance leading into a fully renovated open-plan kitchen of 22 sqm (updated in 2022), opening onto a spacious 40 sqm living room with a fireplace and large windows providing direct access to the East/West-facing terrace and garden.

The home includes six bedrooms, among which a master suite with private bathroom and walk-in closet.

Two additional shower rooms and two separate toilets complete the layout.

Outside, the 1,000 sqm landscaped garden offers a green, private space ideal for outdoor dining, children's play, or simply enjoying nature.

This is a rare property combining space, comfort, and a privileged location, ideal for family living or for liberal professionals.

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