

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



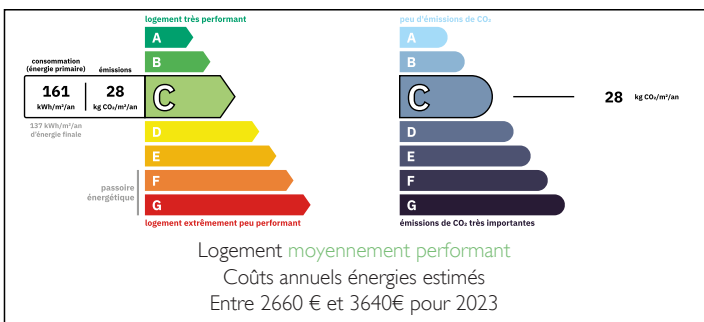
INFORMATION

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

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



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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

NOTES