

Elegant Périgord-Style Home 220 m2 with Spacious Gardens and South-Facing Terrace 1,340 m2



INFORMATION

Town:	Mérignac
Department:	Gironde
Bed:	4
Bath:	2
Floor:	220 m2
Plot Size:	1340 m2

IN BRIEF

Bordeaux/Mérignac

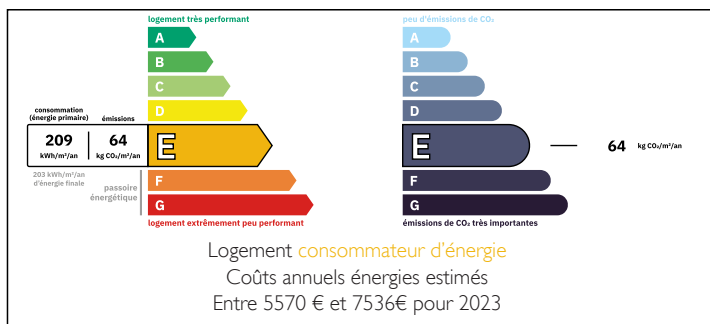
Set on a generous plot of 1,340 m², this beautiful Périgord-style home, built in 1972, offers 220 m² of bright and versatile living space along with a peaceful garden and terrace with no overlooking neighbors.

On the entrance level, you will find a welcoming, light-filled living and dining room with direct access to the south-facing terrace and front garden. A fully fitted kitchen with a second dining area, two bedrooms (one with a kitchenette and separate access), as well as a shower room and separate toilet, complete this floor.

Upstairs, the first floor comprises two additional bedrooms, each with its own shower and toilet, plus a spacious open office area.

The property benefits from both front and back

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

Visits can be arranged at your convenience, during weekdays, evenings, or on weekends.

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

LOCAL TAXES

Taxe foncière: 2700 EUR

Taxe habitation: EUR

NOTES