

Apartment T2 with private garden Bordeaux/Mérignac



INFORMATION

Town:	Mérignac
Department:	Gironde
Bed:	1
Bath:	1
Floor:	41 m ²
Outside Space:	15 m ²

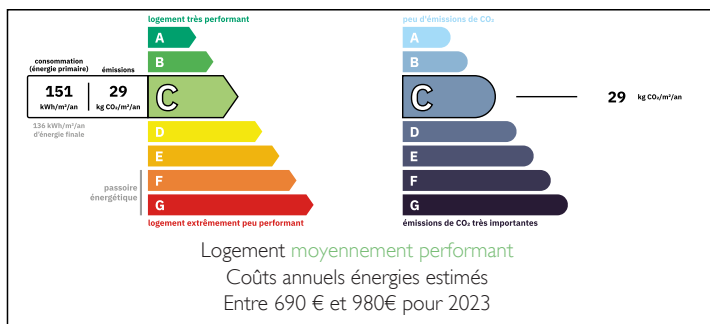
IN BRIEF

Located in Mérignac, on Avenue de Magudas, this apartment benefits from a practical and sought-after location, just 150 meters from Tram Line A and with immediate access to the ring road. Local shops and an Intermarché supermarket are less than 500 meters away, making daily life particularly convenient.

Set within a secure, well-maintained residence of human scale, this bright one-bedroom apartment offers 40.86 m² of living space under the Carrez Law (41 m² total floor area). It is located on the ground floor of a single-storey building and features a private garden.

The apartment comprises a spacious living room with an open kitchen area, one bedroom, and a shower room with WC. It also benefits from a brand-new wooden terrace opening onto an enclosed private garden of approximately 29 m²,

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

Contact for further information

Co-owned building of 40 units

Provisional annual charges: 1080€

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

LOCAL TAXES

Taxe foncière: 650 EUR

Taxe habitation: EUR

NOTES