COLDWELL BANKER
EUROPA REALTY

House Gujan-Mestras 165 m²



SALE PRICE : 799 000 €

EMAIL : IMMOBA@COLDWELLBANKER.FR

281, Boulevard de la Côte d'Argent
France, 33120, Arcachon

PHONE : +33557158881
immoba@coldwellbanker.fr

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DESCRIPTION

In a sought-after area of the Arcachon Basin, this elegant contemporary house built in 2017 charms with its clean architecture, generous volumes and a fine connection to the outdoors.

On the ground floor, a bright first living area opens widely onto the terraces, the landscaped garden, the heated pool and the spa. The fitted kitchen, with quality finishes, is extended by a pantry.

The house also offers a second living area with a lounge and kitchen, allowing the creation of an independent space particularly suited to hosting family and friends while retaining real privacy.

This level accommodates a total of four bedrooms and two shower rooms, with a functional layout offering different possible uses according to needs.

On the upper floor, the master area benefits from a bedroom with a study, a private shower room and its own terrace.

Sheltered from view, the outdoor areas have been designed as a true extension of the house: landscaped garden, heated pool, spa and several terraces compose a privileged setting to fully enjoy the fine days.

Air conditioning, electric gate, automatic irrigation, drilled well, fiber optic internet and multiple parking spaces complete the features of this contemporary property, conceived to combine comfort, independence and the Arcachon way of life.

Contact Juliette Rivière for more information.
Energy rating (DPE) A (66) GHG emissions (GES) A (2)
Estimated annual costs: between €1,070 and €1,500 per year

Sale price: €799,000
Fees of €29,000, i.e. 3.7% payable by the buyer.

For more information, contact Juliette RIVIERE
Independent Sales Agent
RSAC No. 991 931 205 RCACO-25-032993
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Information on the risks (natural, mining, technological) to which this property is exposed is available on the Géorisques website: georisques.gouv.fr55

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FEATURES

Property type:	House	Area:	165.0 m²	Number of rooms:	7 rooms
Number of bedrooms:	5 bedrooms				

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ENERGY PERFORMANCE DIAGNOSIS

Energy performance diagnosis (EPD): A 66

Greenhouse gas emissions (GHG) index: A 2

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