COLDWELL BANKER
EUROPA REALTY

House Gujan-Mestras 167 m²



SALE PRICE : 659 000 €

EMAIL : IMMOBA@COLDWELLBANKER.FR

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

PHONE : +33557158881
immoba@coldwellbanker.fr

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DESCRIPTION

Be captivated by this elegant south-facing villa, offering 167 sqm of living space, ideally located in the Gujan district, just a short walk from local schools, while enjoying a peaceful setting.

Upon entering, you will discover a magnificent cathedral-ceiling living room filled with natural light, a separate kitchen, two bedrooms and a shower room. Upstairs, a third bedroom, a second shower room and a spacious mezzanine leading to a dedicated office area complete the property. This space also offers excellent potential for further development, including the possibility of creating a fourth bedroom to suit your needs.

Set within beautifully landscaped grounds of approximately 625 sqm, the property offers a true haven of peace. The heated swimming pool and terrace of over 90 sqm provide the perfect setting for relaxation and entertaining, in a private and secluded environment.

This villa perfectly combines generous living spaces, natural light and an exceptional lifestyle in a privileged setting. An ideal home for families seeking comfort, tranquillity and convenient access to local amenities.

The property offers excellent potential for expansion, as well as the possibility of easily adding a garage.

Energy Performance Certificate (EPC): C (136) ; Greenhouse Gas Emissions (GHG): C (25)
Estimated annual energy costs: between €2,128 and €2,880 per year.

Asking price: €659,000 (agency fees included), including 4.77% agency fees payable by the buyer, amounting to €30,000.

For further information about this property, please contact Marina Tonneau.

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This property is exposed to the following natural risks: ground movement and forest fire.

Information regarding the natural, mining and technological risks to which this property is exposed is available on the Géorisques website: georisques.gouv.fr.

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FEATURES

Property type:	House	Area:	167.0 m²	Property tax:	€3.00
Number of rooms:	5 rooms	Number of bedrooms:	3 bedrooms		

Information on the risks to which this property is exposed is available on the Géorisques website: www.georisques.gouv.fr

ENERGY PERFORMANCE DIAGNOSIS

Energy performance diagnosis (EPD): C 136

Greenhouse gas emissions (GHG) index: C 27

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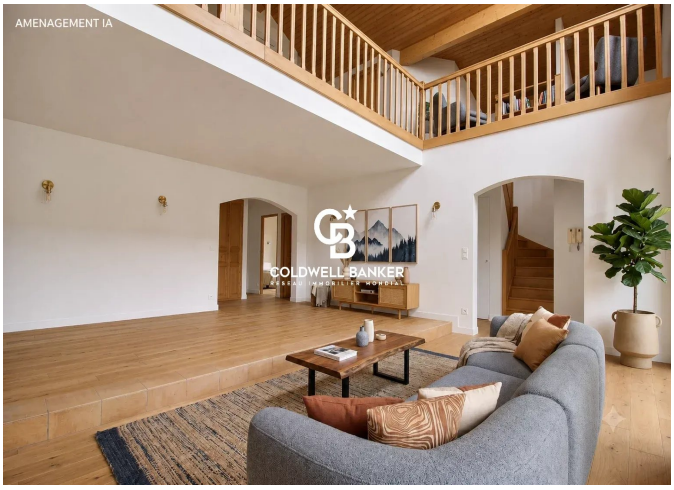











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