COLDWELL BANKER
EUROPA REALTY

House Gujan-Mestras 110 m²



SALE PRICE : 754 000 €

EMAIL : IMMOBA@COLDWELLBANKER.FR

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

PHONE : +33557158881
immoba@coldwellbanker.fr

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DESCRIPTION

This recently renovated 110 m² house, located on a pleasant quiet street in the town centre of Gujan-Mestras, features a living area comprising an open-plan living room/dining room/kitchen of 50 m² with a high ceiling, a utility room, and 1 bedroom with its shower room and WC.

Upstairs there are 2 additional bedrooms and an extra shower room.

The house offers very high-quality features: plenty of storage, aluminum windows with motorized shutters, air conditioning, and a fully fitted kitchen.

The south-facing outdoor space allows you to fully enjoy a heated pool, a large terrace and a garden shed for storage.

A bonus of this house: a 15 m² outbuilding ready to be converted into a guest suite or a home office, for example.

DPE C (138)
GES A (4)
Estimated annual energy costs: €860 - €1,230

Sale price: €759,000 (including agency fees); the fees of €29,000 are payable by the buyer and represent 4% of the price.

For more information, contact Céline HARTENSTEIN
Independent Commercial Agent
RSAC No. 987 559 929 RCP No. 127 100 479
Find all our properties on IMMOBA

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FEATURES

Property type:	House	Area:	110.0 m²	Property tax:	€1.00
Number of rooms:	4 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 114

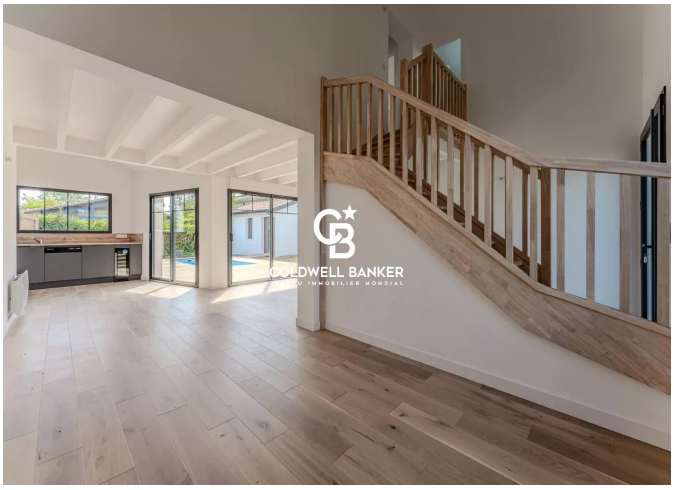
Greenhouse gas emissions (GHG) index: A 4

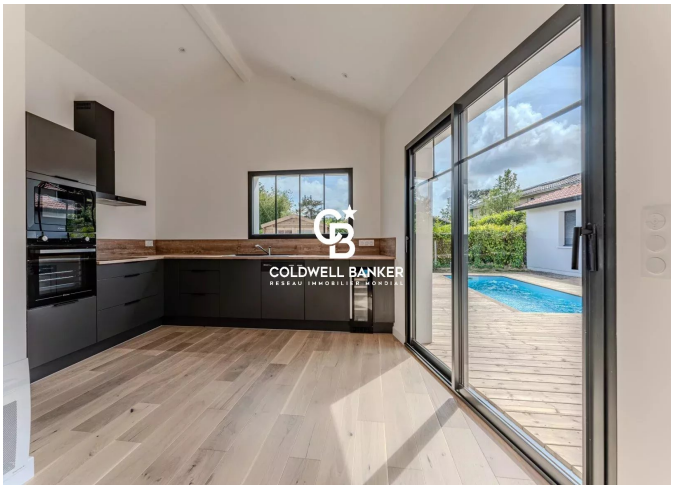
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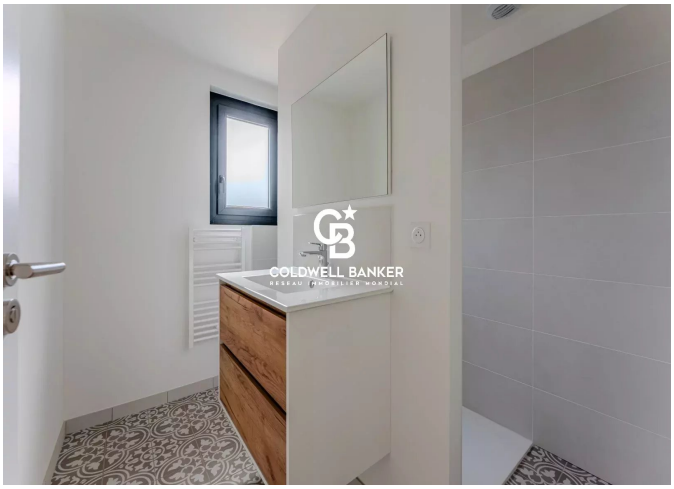
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