COLDWELL BANKER
EUROPA REALTY

House Gujan-Mestras 130 m²



SALE PRICE : 649 000 €

EMAIL : IMMOBA@COLDWELLBANKER.FR

EXCLUSIVITY

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

PHONE : +33557158881
immoba@coldwellbanker.fr

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DESCRIPTION

EXCLUSIVE LISTING – GUJAN-MESTRAS
Coldwell Banker Immoba Realty Arcachon Real Estate Agency is pleased to present, in the heart of Gujan-Mestras, this beautiful family home of approximately 130 sqm, spread over two levels.

Ideally located within immediate proximity to shops, services, and the Bay, in a quiet and sought-after environment, this contemporary home stands out for its exceptional natural light, modern comfort, and impeccable condition.

Built in 2016 to RT2012 standards, this perfectly maintained property offers a highly functional layout and quality features throughout.

From the entrance, you are welcomed by a proper hallway leading to a bright and spacious living area. The fully fitted open-plan kitchen blends seamlessly into the living and dining room, which opens onto a beautiful south-facing terrace fitted with a bioclimatic pergola—ideal for enjoying outdoor living throughout the year.

The night area comprises four bedrooms, including a master suite on the garden level, offering both comfort and privacy.

In terms of amenities, the property features a programmable pellet stove, reversible air conditioning, a home automation system, an alarm, exterior security cameras, and a central vacuum system, ensuring optimal living comfort.

A laundry room and a pantry complete the functional spaces.

Outside, the property benefits from an electric gate, a private borehole, and an automatic irrigation system, ensuring easy and efficient garden maintenance.

With no renovation work required, this is a true turnkey home, meticulously maintained and combining modernity, comfort, and peace of mind.

A great opportunity in Gujan-Mestras.

An ideal family home, practical and high-quality, offering low-maintenance outdoor spaces, excellent features, and a privileged lifestyle between tranquility and proximity to the Bay.

Contact me today to arrange a viewing and discover this beautiful property:
Stéphanie GUEBEL, Independent Sales Agent, RSAC 892 794 124 – RCP 127 100 479

Full file available on request.

Energy rating: A (65 kWhEP/sqm/year), GHG: A (2 kg CO_2/sqm/year)
Estimated annual energy costs: €800 – €1,150

Price €649 000 Agency fees payable by the seller.
Full listings available on IMMOBA.

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

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FEATURES

Property type:	House	Area:	130.0 m²	Property tax:	€2.00
Number of rooms:	6 rooms	Number of bedrooms:	4 bedrooms		

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ENERGY PERFORMANCE DIAGNOSIS

Energy performance diagnosis (EPD): A 65

Greenhouse gas emissions (GHG) index: A 2

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