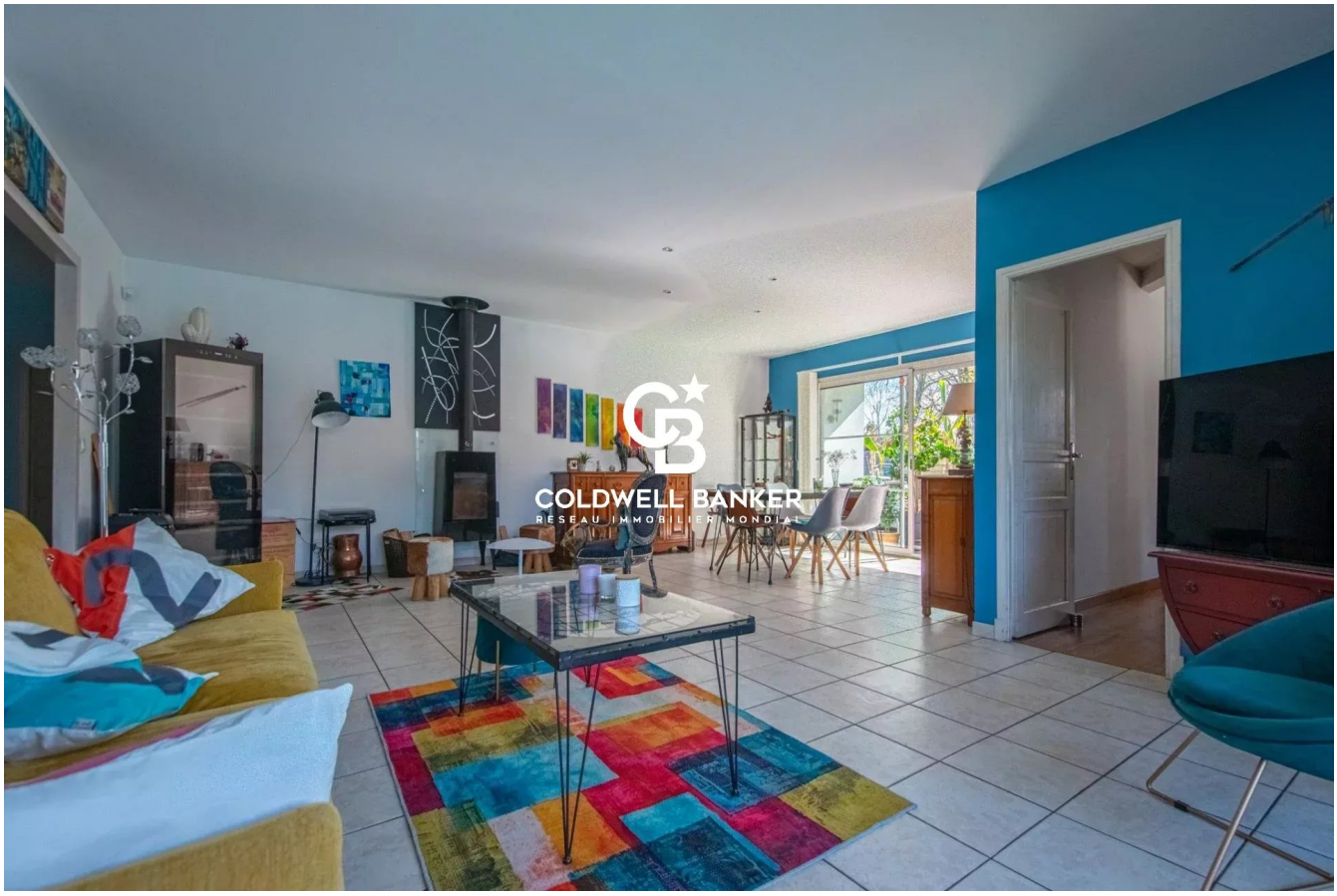
COLDWELL BANKER
EUROPA REALTY

House Gujan-Mestras 140 m²



SALE PRICE : 860 000 €

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 and peaceful residential area of Gujan-Mestras, this contemporary single-storey home offers a pleasant and serene living environment.

With a surface area of approximately 140 m², it features a bright living room opening onto two terraces with excellent exposure.
The functional kitchen, filled with natural light thanks to a bow window, integrates harmoniously into the overall layout.

The night area includes 4 bedrooms, including a primary suite, as well as an additional shower room and bathroom.

Outside, the beautifully landscaped garden of around 780 m² provides a true haven of relaxation.
The 9×4 m swimming pool and its inviting pool house allow you to enjoy sunny days in complete privacy.

A garage completes this property, which combines comfort, quality features and tranquility.

A must-see!

Energy rating: C (113 kWhEP/m².year), GHG: C (17 kgCO_2eq/m².year)
Estimated annual energy costs: €1,304 to €1,765

Sale price: €898,000 (agency fees included, payable by the seller).

For further information, please contact Anasatsiya GRALLIEN
Independent Sales Agent
N°RSAC 881094221 RCP 127100479

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

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FEATURES

Property type:	House	Area:	140.0 m²	Property tax:	€2.00
Number of rooms:	5 rooms	Number of bedrooms:	4 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 113

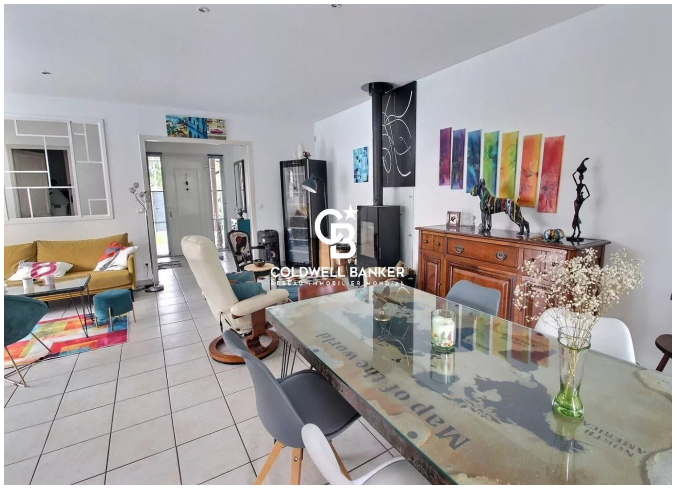
Greenhouse gas emissions (GHG) index: C 17

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