COLDWELL BANKER
EUROPA REALTY

House Gujan-Mestras 142 m²



SALE PRICE : 618 000 €

EMAIL : IMMOBA@COLDWELLBANKER.FR

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

PHONE : +33557158881
immoba@coldwellbanker.fr

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DESCRIPTION

Spacious Family House in La Hume – 4 Bedrooms
A privileged location for this spacious Landes-style villa, set in a wooded area of Parc de Chêneraie and close to the beach and shops of La Hume.
The house features a large living room, a separate kitchen of 15 m², 2 bedrooms on the ground floor, and 2 bedrooms plus an office on the first floor. The interior is bright and retains an authentic and warm character.
The landscaped, 800 m² plot, with no overlooking neighbors, is south-west facing.
An attached garage of approximately 27 m² and a registered garden shed of around 17 m², which could be converted into a guest house, complete this rare property with great potential.
Energy performance: DPE 189.6 kWhEP/m²/year (D)
GES: 6 kg CO_2/m²/year (B)
Estimated annual energy costs: €1,490–€2,050
Agency fees are payable by the seller.
For more information, please contact:
Daria VLASOVA, Independent Sales Agent
RSAC: 883 973 448 — RCP: MMA127100479
Discover all our properties on IMMOBA.
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:	142.0 m²	Number of rooms:	7 rooms
Number of bedrooms:	4 bedrooms				

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ENERGY PERFORMANCE DIAGNOSIS

Energy performance diagnosis (EPD): C 199

Greenhouse gas emissions (GHG) index: B 6

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