COLDWELL BANKER
EUROPA REALTY

House Gujan-Mestras 147 m²



SALE PRICE : 1 115 000 €

EMAIL : IMMOBA@COLDWELLBANKER.FR

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

PHONE : +33557158881
immoba@coldwellbanker.fr

COLDWELL BANKER
EUROPA REALTY

DESCRIPTION

EXCLUSIVE LISTING
Located in the sought-after Meyran neighborhood, in a calm and privileged setting, this stunning single-story villa of approximately 147 m² combines elegance and comfort. You will be charmed by its generous volumes, natural light, and refined décor.

The living area of approximately 70 m² includes a spacious lounge, a welcoming dining area, and an open kitchen, thoughtfully designed for entertaining. A pantry and a guest WC complete the layout.

Outside, enjoy a perfectly landscaped tropical garden of 746 m² with complete privacy, a 8x4 m heated swimming pool facing south, and equipped with a Coverseal cover for added comfort and safety.

Several areas are designed to allow you to enjoy the garden in complete privacy.

The property also includes a garage and additional parking spaces in front of the villa.

Energy Performance: DPE A (33 kWh/m²/year)
Greenhouse Gas Emissions: GES A (1 kg CO2/m²/year)

Estimated annual energy costs: €360 – €540

Price: €1,115,000 including agency fees (seller pays the fees).
For more information about this property, please contact Marina Tonneau.

Find all our listings on IMMOBA.

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

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

PHONE : +33557158881
immoba@coldwellbanker.fr

COLDWELL BANKER
EUROPA REALTY

FEATURES

Property type:	House	Area:	147.0 m²	Number of rooms:	6 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): A 34

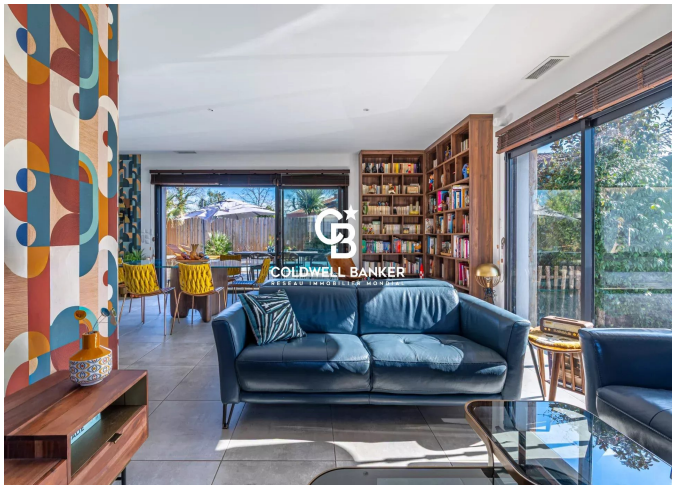
Greenhouse gas emissions (GHG) index: A 2

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

PHONE : +33557158881
immoba@coldwellbanker.fr

COLDWELL BANKER
EUROPA REALTY

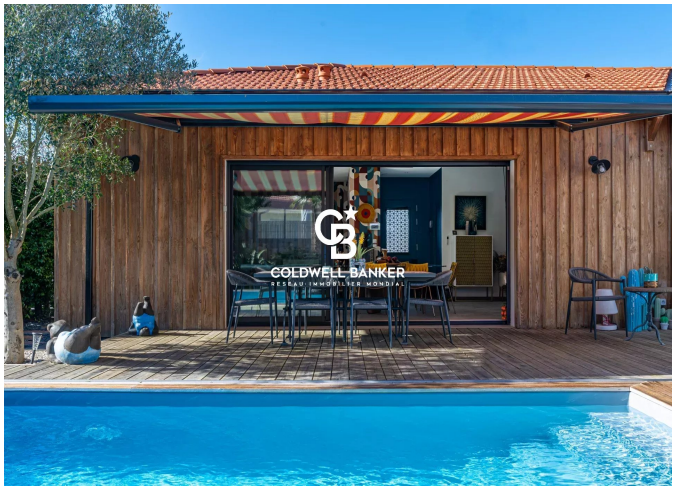












281, Boulevard de la Côte d'Argent
France, 33120, Arcachon

PHONE : +33557158881
immoba@coldwellbanker.fr