COLDWELL BANKER
EUROPA REALTY

House Gujan-Mestras 150 m²



SALE PRICE : 780 000 €

EMAIL : IMMOBA@COLDWELLBANKER.FR

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

PHONE : +33557158881
immoba@coldwellbanker.fr

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DESCRIPTION

Coldwell Banker Immoba Realty, real estate agency in Arcachon, invites you to discover this property located in Gujan-Mestras (33), France.

Ideally located in a sought-after area, close to the Bassin d'Arcachon, the oyster ports, and the coastal walking path, this property will charm you with its privileged setting, combining nature, greenery, and authenticity. Here, you enjoy a peaceful lifestyle while remaining within walking distance of local amenities and the train station.

Set on a beautiful landscaped plot of nearly 1,200 sqm, this newly renovated family home, finished with high-quality materials, offers generous spaces and a functional layout:

- a spacious and bright living area with a south-facing exposure
- a fully fitted, open and convivial kitchen
- 5 bedrooms (including 3 on the garden level), ideal for hosting family and friends
- a buildable plot, offering excellent development potential
- additional remaining building rights on the land

You will also benefit from a double garage as well as several annex rooms, ideal for storage or for creating a workshop space.

Upstairs, finishing works are currently underway and included in the project. They offer a great opportunity to customize the layout to your taste. We will coordinate this stage directly with the owner.

A rare property in the area, combining location, potential, and quality of life, set on a superb plot in Gujan-Mestras.

Early viewing is highly recommended.

For further information, please contact:
Stéphanie GUEBEL
Independent Sales Agent
RSAC 892 794 124 – Professional Liability Insurance 127 100 479

Energy performance certificate (EPC) in progress (a new EPC will be issued after the works; the previous EPC remains valid).

Sale price: €780,000 agency fees included, of which €37,000 VAT-inclusive agency fees are payable by the buyer (4.98%).

View all our properties on IMMOBA.

Information on 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:	150.0 m²	Property tax:	€1.00
Number of rooms:	6 rooms	Number of bedrooms:	5 bedrooms		

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ENERGY PERFORMANCE DIAGNOSIS

Energy performance diagnosis (EPD): C 148

Greenhouse gas emissions (GHG) index: D 32

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