COLDWELL BANKER
EUROPA REALTY

House Gujan-Mestras 183 m²



SALE PRICE : 599 000 €

EMAIL : IMMOBA@COLDWELLBANKER.FR

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

PHONE : +33557158881
immoba@coldwellbanker.fr

COLDWELL BANKER
EUROPA REALTY

DESCRIPTION

Located in a quiet neighborhood, close to shops and the train station, this spacious house offers a comfortable and convenient living environment.

It opens onto a large, bright living room facing southwest—perfect for enjoying beautiful natural light throughout the day. The adjoining large kitchen extends into a spacious veranda overlooking the outdoors, creating a warm and inviting space all year round.

Set on a plot of over 900 m², the property features a terrace, a heated pool, and a lovely garden—ideal for relaxing or entertaining.

Functional and well-equipped, the house also includes a laundry room, a pantry, and a garage. With its five bedrooms, this villa is perfectly suited for a family.

A generously sized home, not to be missed.

Energy rating (DPE): C 115
Greenhouse gas emissions (GES): C 20
€599,000 including agency fees; agency fees of €21,705 incl. tax (3.76%) are payable by the buyer.
Estimated annual energy costs: between €1,450 and €2,030.

For more information, contact Juliette RIVIERE
Independent Sales Agent
RSAC No.: 991 931 205 | RCP No.: RCACO-25-032993
Find all our listings on IMMOBA.

Information on the risks (natural, mining, technological) to which this property is exposed is available on the Géorisques website: 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:	183.0 m²	Number of rooms:	7 rooms
Number of bedrooms:	5 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): In progress -2

Greenhouse gas emissions (GHG) index: C 20

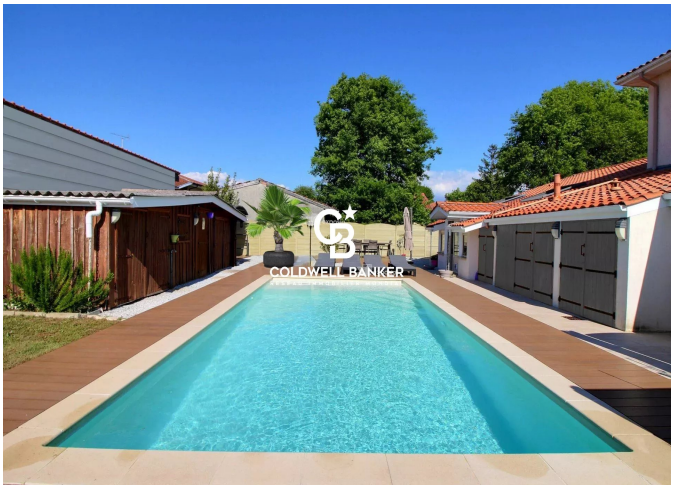
281, Boulevard de la Côte d'Argent
France, 33120, Arcachon

PHONE : +33557158881
immoba@coldwellbanker.fr

COLDWELL BANKER
EUROPA REALTY













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

PHONE : +33557158881
immoba@coldwellbanker.fr