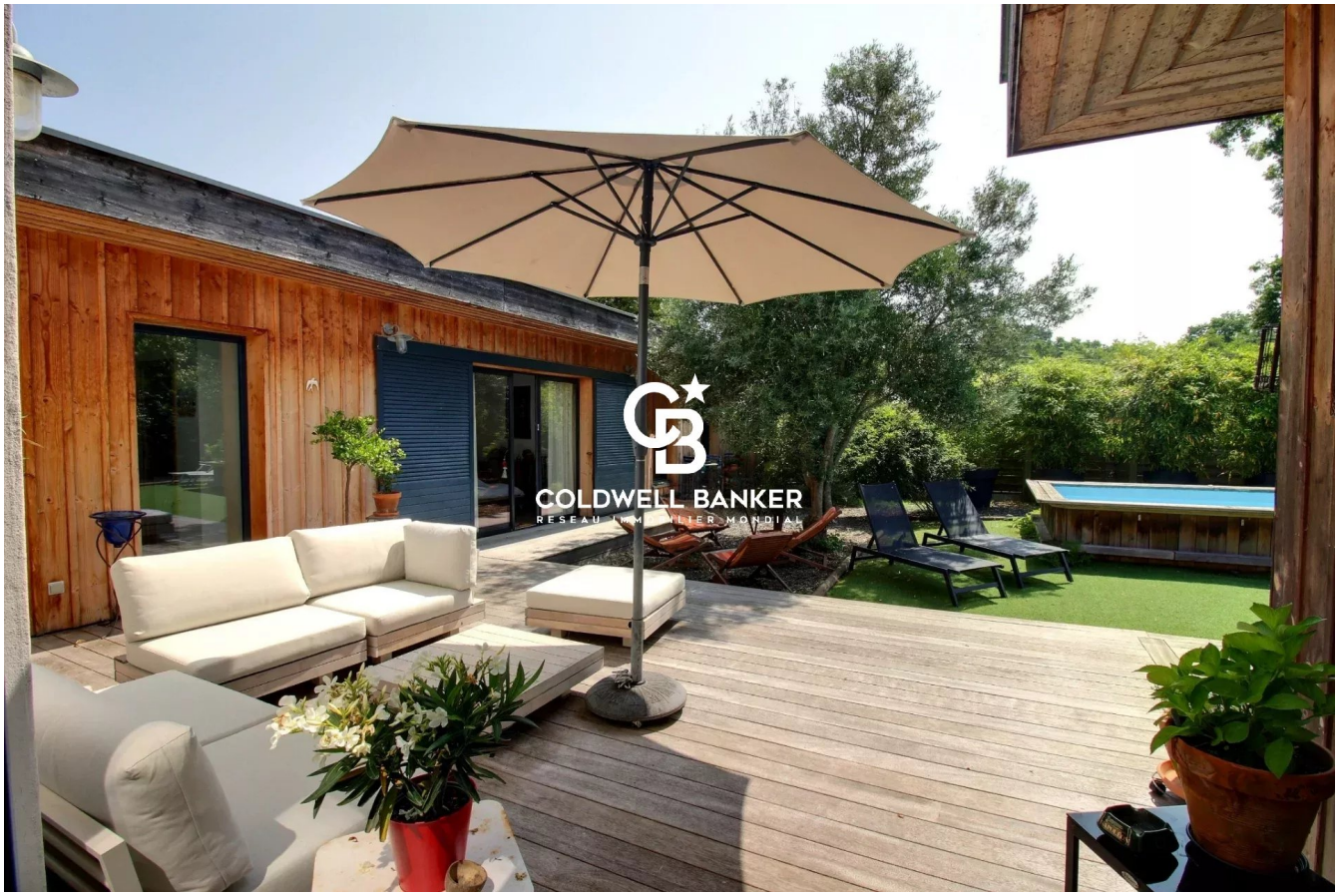
COLDWELL BANKER
EUROPA REALTY

House Gujan-Mestras 184 m²



SALE PRICE : 1 050 000 €

EMAIL : IMMOBA@COLDWELLBANKER.FR

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

PHONE : +33557158881
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DESCRIPTION

Located in one of the most desirable areas of Gujan-Mestras, this superb Landaise-style home has undergone an exceptional renovation, offering over 180 m² of refined living space.

The property features an impressive 83 m² triple reception room, flooded with natural light, providing various cozy and elegant living areas for relaxation and entertaining.

On the ground floor, a spacious master suite opens onto a sunlit terrace with views of the pool, thanks to large pocket sliding doors. The suite also includes a generous bathroom and a walk-in closet. Two additional bedrooms complete this level.

Upstairs, you'll find two more bedrooms, one of which has its own private shower room—perfect for hosting guests in comfort.

Set on a beautifully landscaped plot, the home is surrounded by several terraces that allow you to enjoy the daylight from sunrise to sunset, depending on the sun's orientation.

This rare opportunity blends charm, comfort, and a privileged location close to the Bassin d'Arcachon.

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FEATURES

Property type:	House	Area:	184.0 m²	Property tax:	€2.00
Number of rooms:	8 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

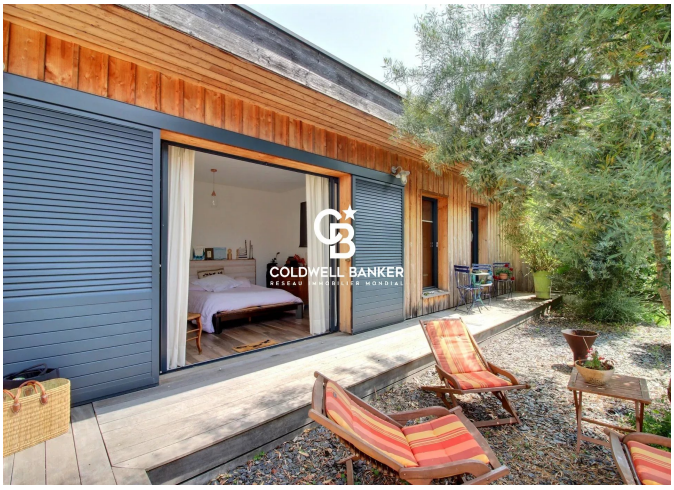
Energy performance diagnosis (EPD): B 78

Greenhouse gas emissions (GHG) index: A 3

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