COLDWELL BANKER
EUROPA REALTY

House Gujan-Mestras 215 m²



SALE PRICE : 1 420 000 €

EMAIL : IMMOBA@COLDWELLBANKER.FR

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

PHONE : +33557158881
immoba@coldwellbanker.fr

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DESCRIPTION

Ideally located in Gujan-Mestras, at the heart of the Bassin d'Arcachon, this distinctive contemporary villa captivates with its clean-lined cubic architecture and southwest exposure, bathing all the living spaces in generous natural light throughout the day.
Built on a landscaped plot of approximately 834 m², the property offers approximately 215 m² of living space, arranged across 8 rooms.
Built in 2015 and fully renovated in 2022, it offers carefully finished interiors and is in impeccable move-in condition, with no work required.

For further information, please contact Daria VLASOVA, Independent Sales Agent

RSAC No.: 883 973 448

PI Insurance No.: MMA127100479
Find all our properties on IMMOBA.
Information on the risks (natural, mining, technological) to which this property is exposed is available on the Géorisques website: georisques.gouv.fr.
The villa is arranged around an open through-living/dining area flowing into the kitchen, and features several suites with dressing rooms and en-suite bathrooms.
Outside, the grounds have been landscaped with great care: palm trees and Mediterranean plantings, a swimming pool, and a paved driveway featuring a compass-rose motif that sets the tone for the property from the moment of arrival.
Energy Performance Rating: [class] ([value]) | Greenhouse Gas Emissions: [class] ([value])

Estimated annual costs: between [amount] and [amount] € per year.
Sale price: €1,420,000 including agency fees

Of which agency fees of €50,000, i.e. 3.6%, payable by the buyer.

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FEATURES

Property type:	House	Area:	215.0 m²	Property tax:	€2.00
Number of rooms:	8 rooms	Number of bedrooms:	4 bedrooms		

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ENERGY PERFORMANCE DIAGNOSIS

Energy performance diagnosis (EPD): A 59

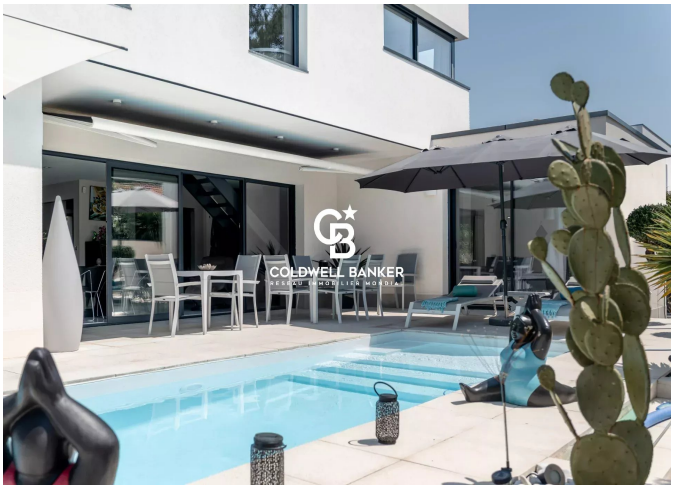
Greenhouse gas emissions (GHG) index: A 1

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