

Maison Gujan-Mestras 142 m<sup>2</sup>

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PRIX DE VENTE : 630 000 €

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EMAIL : [IMMOBA@COLDWELLBANKER.FR](mailto:IMMOBA@COLDWELLBANKER.FR)

## DESCRIPTION

Spacious Family House in La Hume – 4 Bedrooms

A privileged location for this spacious Landes-style villa, set in a wooded area of Parc de Chêneraie and close to the beach and shops of La Hume.

The house features a large living room, a separate kitchen of 15 m<sup>2</sup>, 2 bedrooms on the ground floor, and 2 bedrooms plus an office on the first floor. The interior is bright and retains an authentic and warm character.

The landscaped, 800 m<sup>2</sup> plot, with no overlooking neighbors, is south-west facing.

An attached garage of approximately 27 m<sup>2</sup> and a registered garden shed of around 17 m<sup>2</sup>, which could be converted into a guest house, complete this rare property with great potential.

Energy performance: DPE 189.6 kWhEP/m<sup>2</sup>/year (D)

GES: 6 kg CO<sub>2</sub>/m<sup>2</sup>/year (B)

Estimated annual energy costs: €1,490–€2,050

Agency fees are payable by the seller.

For more information, please contact:

Daria VLASOVA, Independent Sales Agent

RSAC: 883 973 448 — RCP: MMA127100479

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Information regarding the natural, mining, and technological risks to which this property is exposed is available on the Géorisques website: [georisques.gouv.fr](http://georisques.gouv.fr)

## CARACTÉRISTIQUES

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Type de bien :	Maison	Surface :	142.0 m <sup>2</sup>	NB de pièces :	7 rooms
NB de chambres :	4 bedrooms				

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Les informations sur les risques auxquels ce bien est exposé sont disponibles sur le site Géorisques : [www.georisques.gouv.fr](http://www.georisques.gouv.fr)

## DIAGNOSTIC DE PERFORMANCE ÉNERGÉTIQUE

Diagnostic de performance énergétique (DPE) : D 199

Indice d'émission de gaz à effet de serre (GES) : B 6



**COLDWELL BANKER**  
**EUROPA REALTY**



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



TÉL : +3357158881  
[immoba@coldwellbanker.fr](mailto:immoba@coldwellbanker.fr)