

Maison Gujan-Mestras 147 m²



PRIX DE VENTE : 1 115 000 €

EMAIL : IMMOBA@COLDWELLBANKER.FR

DESCRIPTION

EXCLUSIVE LISTING

Located in the sought-after Meyran neighborhood, in a calm and privileged setting, this stunning single-story villa of approximately 147 m² combines elegance and comfort. You will be charmed by its generous volumes, natural light, and refined décor.

The living area of approximately 70 m² includes a spacious lounge, a welcoming dining area, and an open kitchen, thoughtfully designed for entertaining. A pantry and a guest WC complete the layout.

Outside, enjoy a perfectly landscaped tropical garden of 746 m² with complete privacy, a 8x4 m heated swimming pool facing south, and equipped with a Coverseal cover for added comfort and safety.

Several areas are designed to allow you to enjoy the garden in complete privacy.

The property also includes a garage and additional parking spaces in front of the villa.

Energy Performance: DPE A (33 kWh/m²/year)

Greenhouse Gas Emissions: GES A (1 kg CO₂/m²/year)

Estimated annual energy costs: €360 – €540

Price: €1,115,000 including agency fees (seller pays the fees).

For more information about this property, please contact Marina Tonneau.

Find all our listings on IMMOBA.

Information on risks to which this property may be exposed is available on request or on the Géorisques website: www.georisques.gouv.fr

CARACTÉRISTIQUES

Type de bien :	Maison	Surface :	147.0 m ²	NB de pièces :	6 rooms
NB de chambres :	4 bedrooms				

Les informations sur les risques auxquels ce bien est exposé sont disponibles sur le site Géorisques : www.georisques.gouv.fr

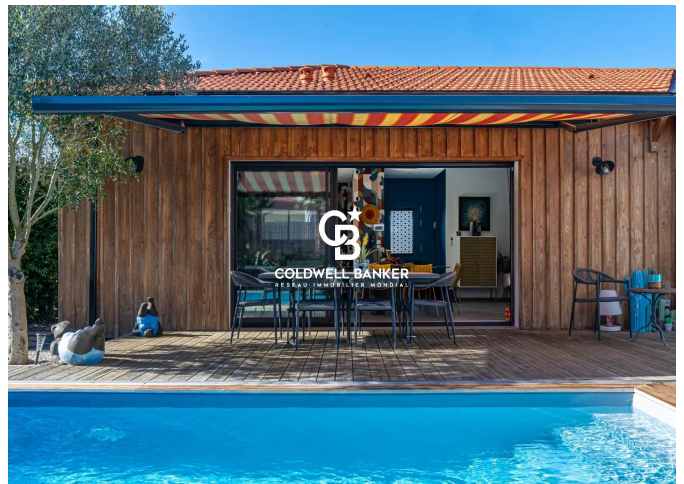
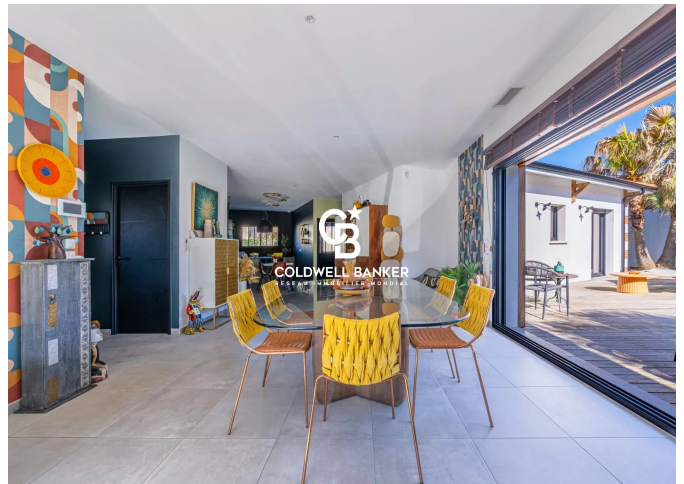
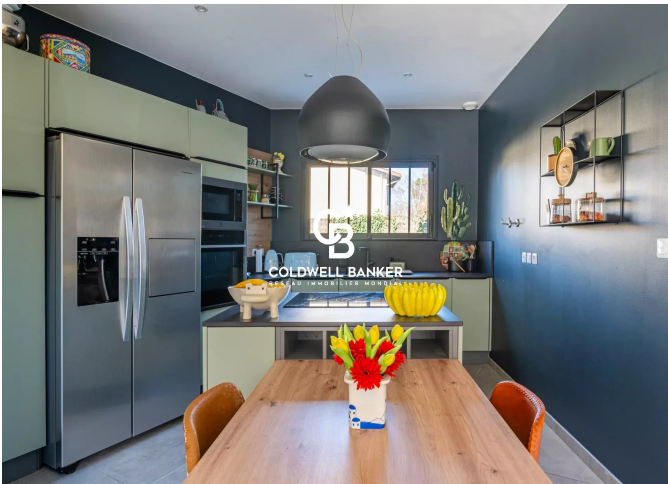
DIAGNOSTIC DE PERFORMANCE ÉNERGÉTIQUE

Diagnostic de performance énergétique (DPE) : A 33

Indice d'émission de gaz à effet de serre (GES) : A 1



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