

Maison Gujan-Mestras 183 m²



PRIX DE VENTE : 599 000 €

EMAIL : IMMOBA@COLDWELLBANKER.FR

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

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

CARACTÉRISTIQUES

Type de bien :	Maison	Surface :	183.0 m ²	NB de pièces :	7 rooms
NB de chambres :	5 bedrooms				

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

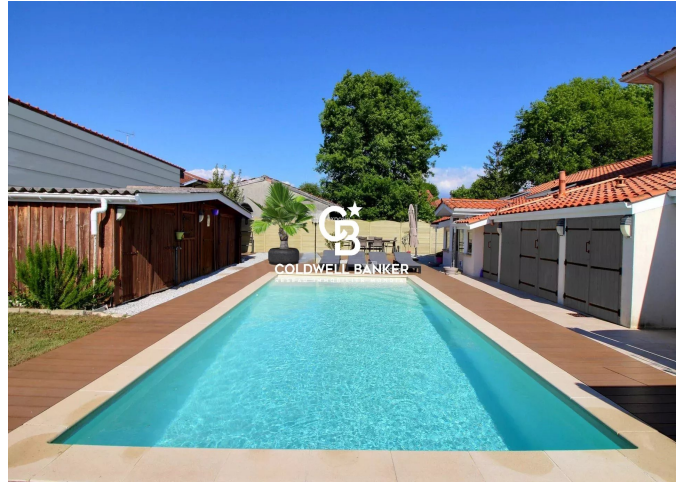
DIAGNOSTIC DE PERFORMANCE ÉNERGÉTIQUE

Diagnostic de performance énergétique (DPE) : In progress -2

Indice d'émission de gaz à effet de serre (GES) : C 20



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