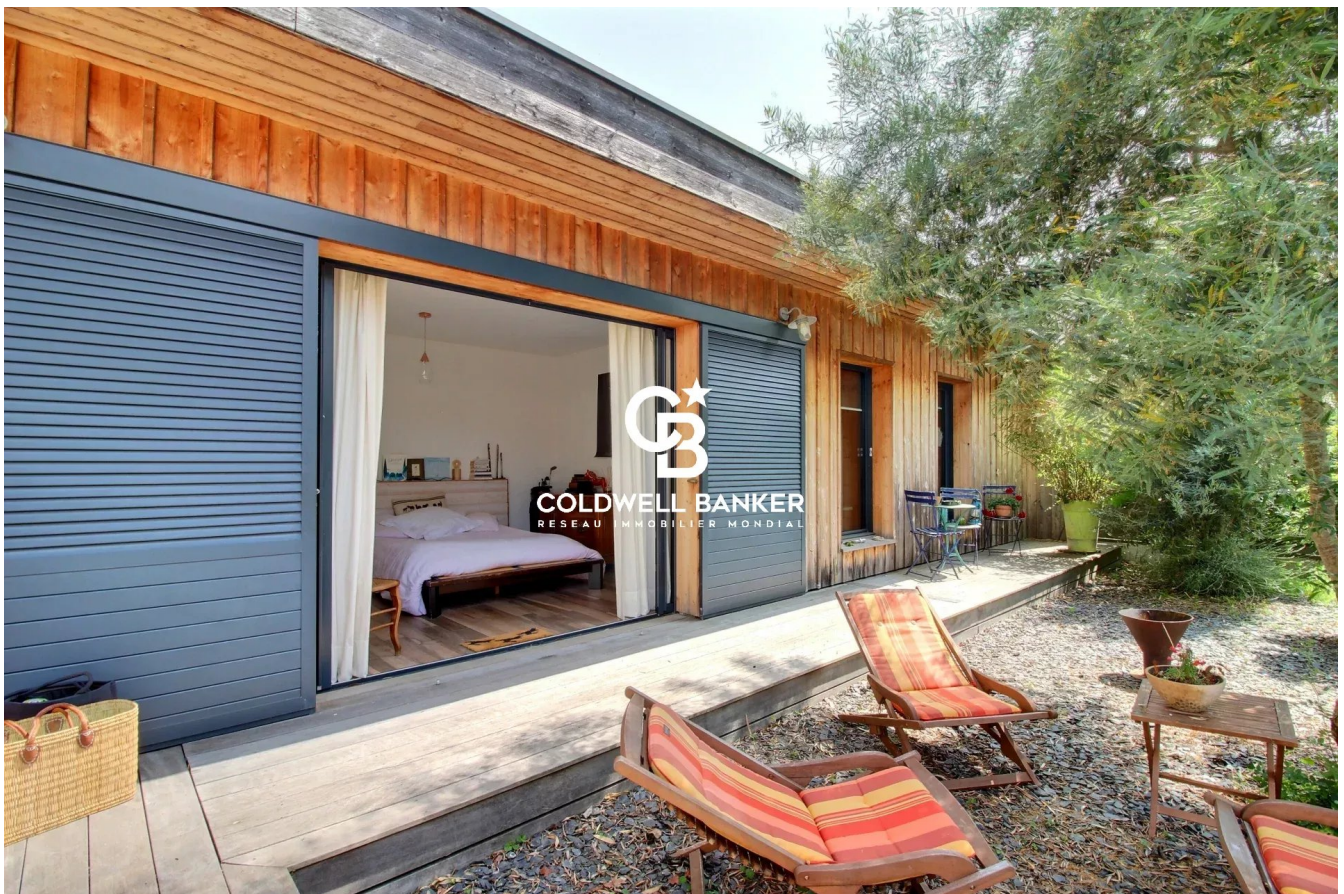


Maison Gujan-Mestras 184 m<sup>2</sup>

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PRIX DE VENTE : 1 099 000 €

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

## 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 m<sup>2</sup> of refined living space.

The property features an impressive 83 m<sup>2</sup> 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.

## CARACTÉRISTIQUES

Type de bien :	Maison	Surface :	184.0 m <sup>2</sup>	Taxe foncière :	€2.00
NB de pièces :	8 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](http://www.georisques.gouv.fr)

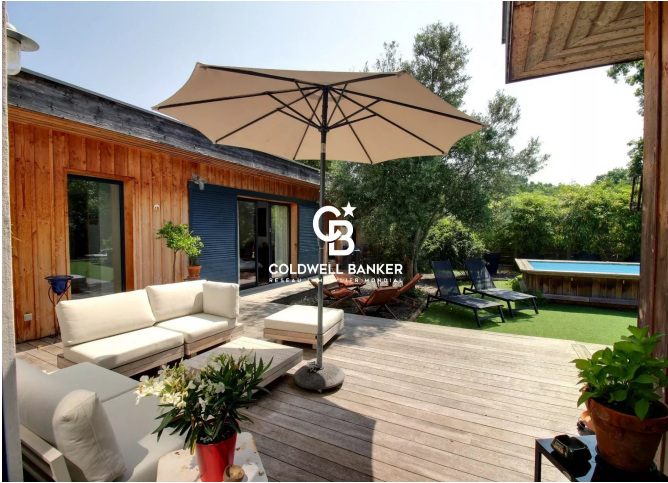
## DIAGNOSTIC DE PERFORMANCE ÉNERGÉTIQUE

Diagnostic de performance énergétique (DPE) : B 88

Indice d'émission de gaz à effet de serre (GES) : A 2



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