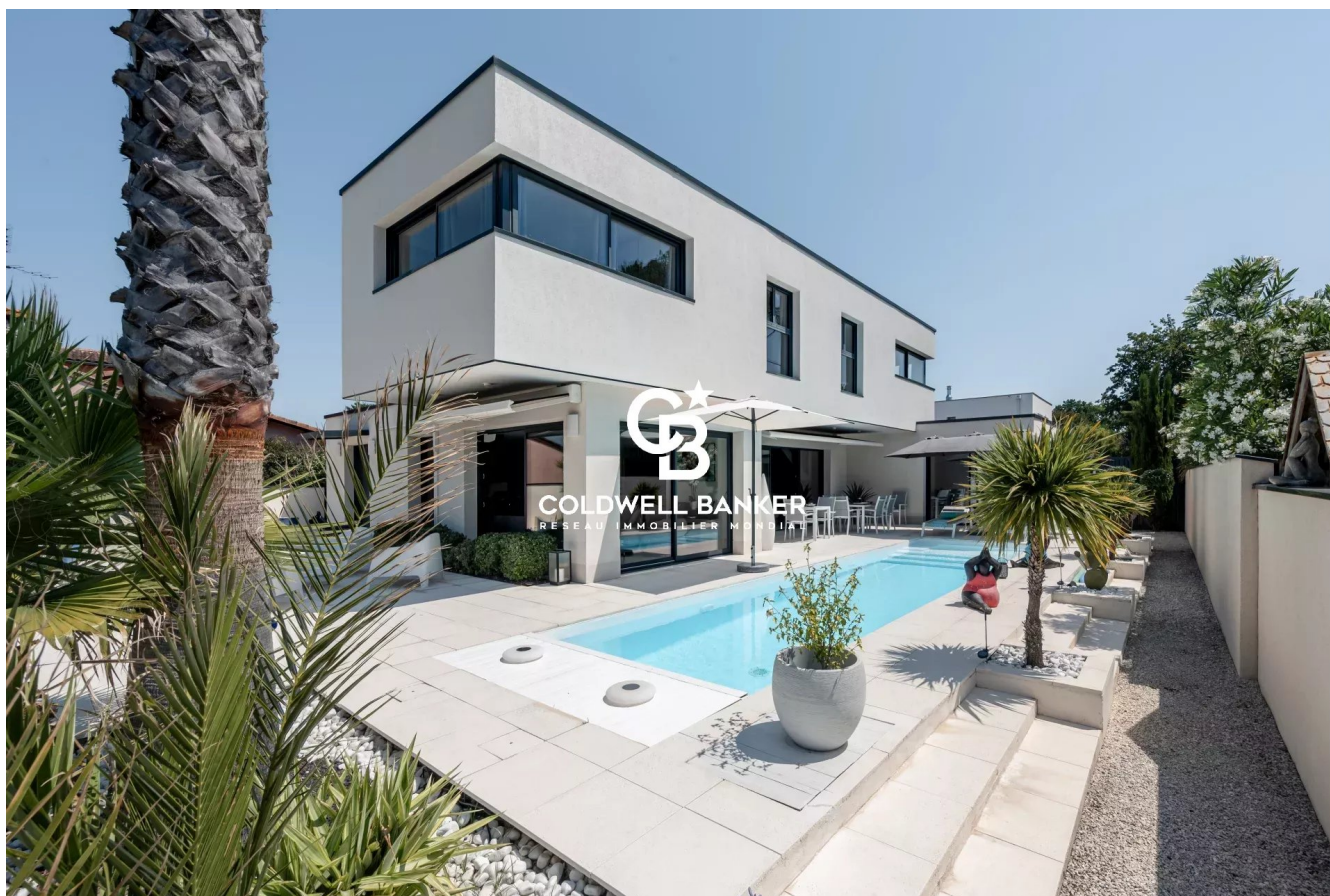


Maison Gujan-Mestras 215 m²



PRIX DE VENTE : 1 420 000 €

EMAIL : IMMOBA@COLDWELLBANKER.FR

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.

CARACTÉRISTIQUES

Type de bien :	Maison	Surface :	215.0 m ²	Taxe foncière :	€2.00
NB de pièces :	8 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

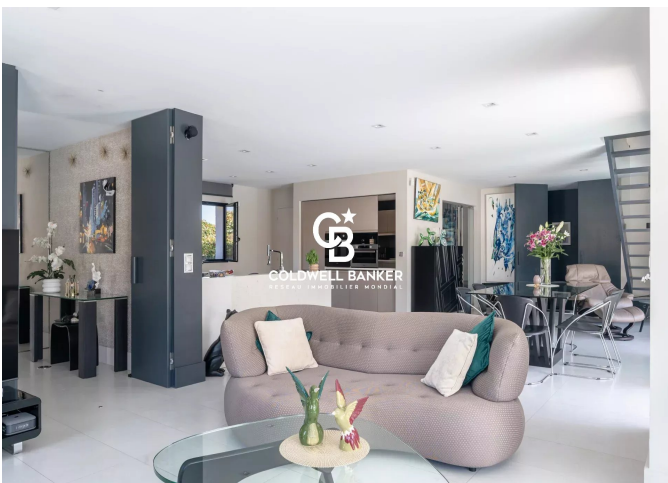
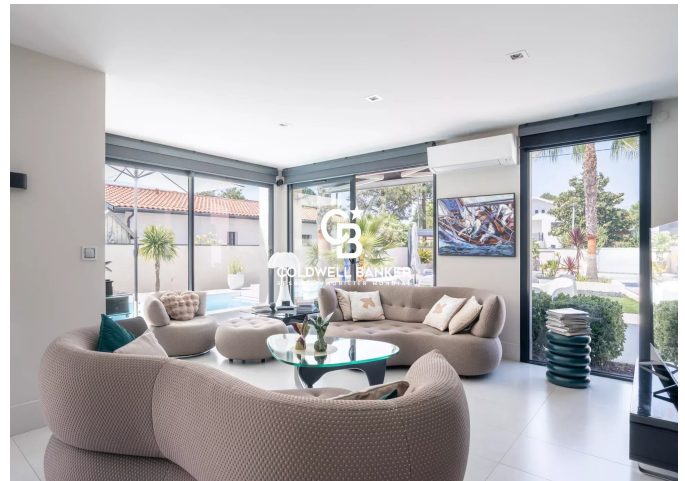
DIAGNOSTIC DE PERFORMANCE ÉNERGÉTIQUE

Diagnostic de performance énergétique (DPE) : A 59

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



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