

Maison Gujan-Mestras 110 m<sup>2</sup>

---



PRIX DE VENTE : 754 000 €

---

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

## DESCRIPTION

This recently renovated 110 m<sup>2</sup> house, located on a pleasant quiet street in the town centre of Gujan-Mestras, features a living area comprising an open-plan living room/dining room/kitchen of 50 m<sup>2</sup> with a high ceiling, a utility room, and 1 bedroom with its shower room and WC.

Upstairs there are 2 additional bedrooms and an extra shower room.

The house offers very high-quality features: plenty of storage, aluminum windows with motorized shutters, air conditioning, and a fully fitted kitchen.

The south-facing outdoor space allows you to fully enjoy a heated pool, a large terrace and a garden shed for storage.

A bonus of this house: a 15 m<sup>2</sup> outbuilding ready to be converted into a guest suite or a home office, for example.

DPE C (138)

GES A (4)

Estimated annual energy costs: €860 - €1,230

Sale price: €759,000 (including agency fees); the fees of €29,000 are payable by the buyer and represent 4% of the price.

For more information, contact Céline HARTENSTEIN

Independent Commercial Agent

RSAC No. 987 559 929 RCP No. 127 100 479

Find all our properties on IMMOBA

## CARACTÉRISTIQUES

Type de bien :	Maison	Surface :	110.0 m <sup>2</sup>	Taxe foncière :	€1.00
NB de pièces :	4 rooms	NB de chambres :	3 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) : C 114

Indice d'émission de gaz à effet de serre (GES) : A 4

