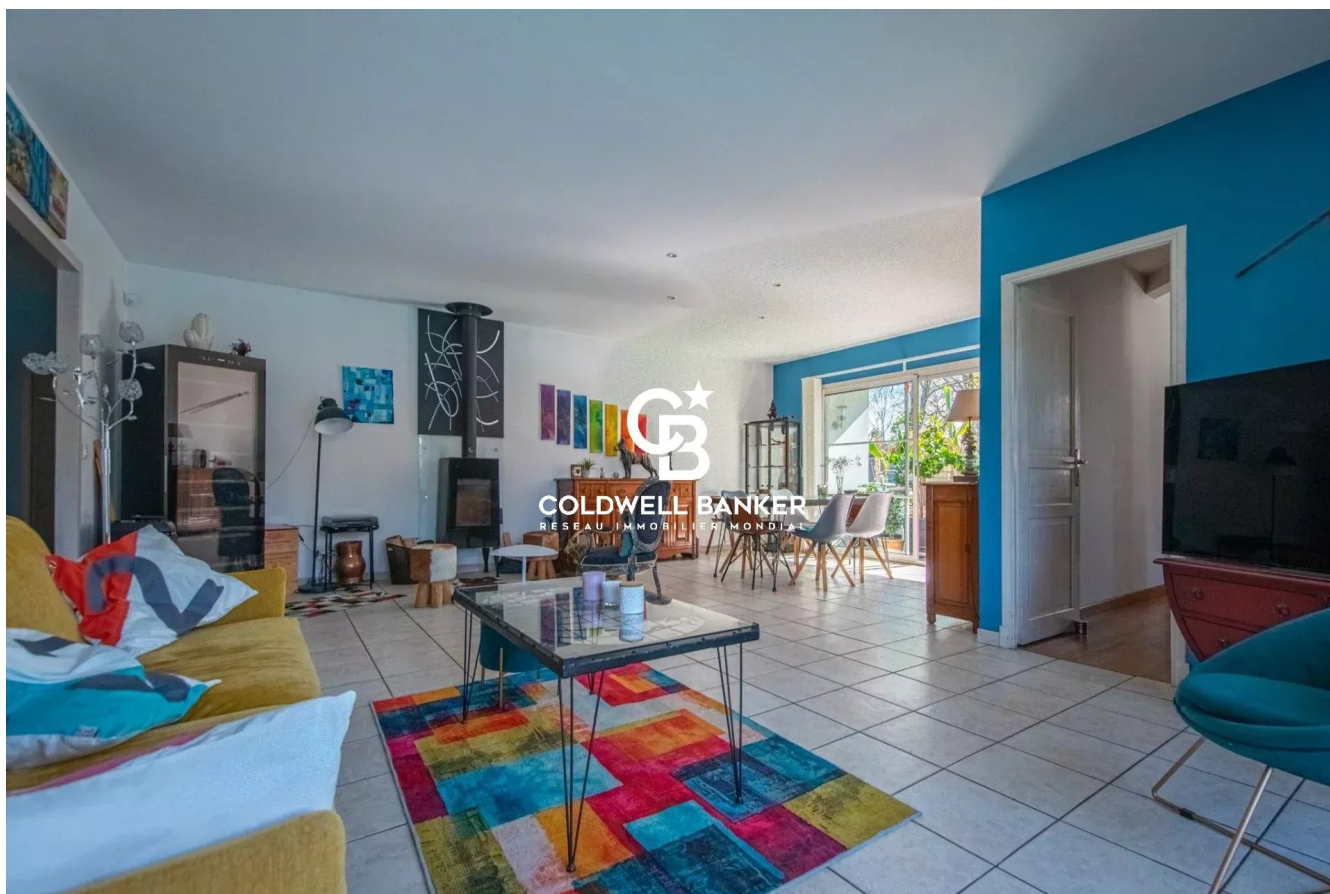


Maison Gujan-Mestras 140 m<sup>2</sup>

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PRIX DE VENTE : 860 000 €

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

## DESCRIPTION

In a sought-after and peaceful residential area of Gujan-Mestras, this contemporary single-storey home offers a pleasant and serene living environment.

With a surface area of approximately 140 m<sup>2</sup>, it features a bright living room opening onto two terraces with excellent exposure.

The functional kitchen, filled with natural light thanks to a bow window, integrates harmoniously into the overall layout.

The night area includes 4 bedrooms, including a primary suite, as well as an additional shower room and bathroom.

Outside, the beautifully landscaped garden of around 780 m<sup>2</sup> provides a true haven of relaxation. The 9x4 m swimming pool and its inviting pool house allow you to enjoy sunny days in complete privacy.

A garage completes this property, which combines comfort, quality features and tranquility.

A must-see!

Energy rating: C (113 kWhEP/m<sup>2</sup>.year), GHG: C (17 kgCO<sub>2</sub>eq/m<sup>2</sup>.year)

Estimated annual energy costs: €1,304 to €1,765

Sale price: €898,000 (agency fees included, payable by the seller).

For further information, please contact Anasatsiya GRALLIEN

Independent Sales Agent

N°RSAC 881094221 RCP 127100479

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Information regarding the risks to which this property is exposed is available upon request or on the Géorisques website: [www.georisques.gouv.fr](http://www.georisques.gouv.fr)

## CARACTÉRISTIQUES

Type de bien :	Maison	Surface :	140.0 m <sup>2</sup>	Taxe foncière :	€2.00
NB de pièces :	5 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](http://www.georisques.gouv.fr)

## DIAGNOSTIC DE PERFORMANCE ÉNERGÉTIQUE

Diagnostic de performance énergétique (DPE) : C 113

Indice d'émission de gaz à effet de serre (GES) : C 17



**COLDWELL BANKER**  
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