

Maison Gujan-Mestras 147 m²



PRIX DE VENTE : 945 000 €

EMAIL : IMMOBA@COLDWELLBANKER.FR

DESCRIPTION

Coldwell Banker Immoba Realty presents this elegant single-storey villa, ideally located just steps from the town centre, the train station and the coastline, within a private and secure residential estate.

Offering approximately 147 sqm of living space, this impeccably maintained property features a bright and spacious living area seamlessly opening onto the terrace and swimming pool, set within a beautifully landscaped garden. The fluid layout and constant connection to the outdoors create a refined indoor-outdoor lifestyle, enhanced by the gentle coastal atmosphere.

The night area comprises three bedrooms, including a master suite with bathroom and dressing room. A study that can be used as an additional bedroom allows for accommodation of up to 8 guests.

Convertible garage, quality amenities, sought-after residential setting.

A discreet address embodying elegance, comfort and immediate proximity to all conveniences.

For more information please contact Anastasiya GRALLIEN, real estate independent consultant

CARACTÉRISTIQUES

Type de bien :	Maison	Surface :	147.0 m ²	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

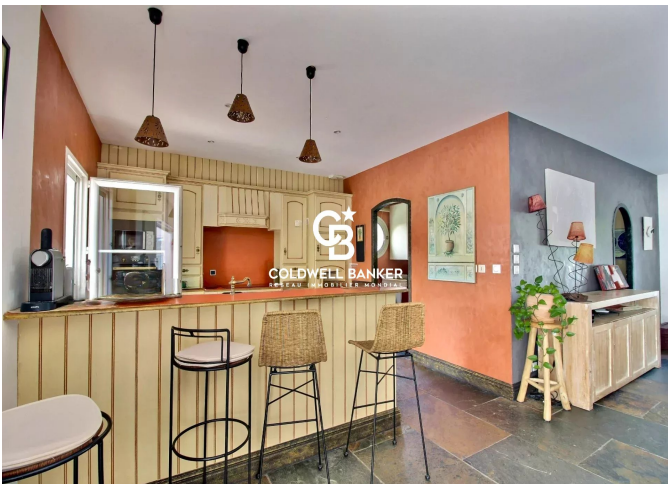
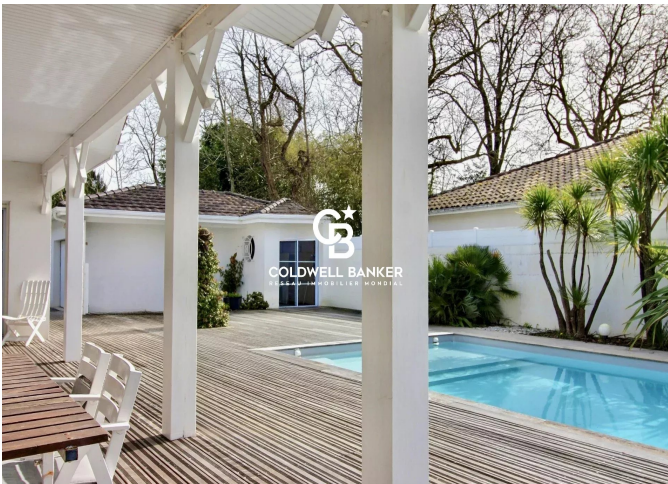
DIAGNOSTIC DE PERFORMANCE ÉNERGÉTIQUE

Diagnostic de performance énergétique (DPE) : B 95

Indice d'émission de gaz à effet de serre (GES) : A 3



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