

Maison Gujan-Mestras 150 m<sup>2</sup>

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PRIX DE VENTE : 780 000 €

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## DESCRIPTION

Coldwell Banker Immoba Realty, real estate agency in Arcachon, invites you to discover this property located in Gujan-Mestras (33), France.

Ideally located in a sought-after area, close to the Bassin d'Arcachon, the oyster ports, and the coastal walking path, this property will charm you with its privileged setting, combining nature, greenery, and authenticity. Here, you enjoy a peaceful lifestyle while remaining within walking distance of local amenities and the train station.

Set on a beautiful landscaped plot of nearly 1,200 sqm, this newly renovated family home, finished with high-quality materials, offers generous spaces and a functional layout:

- a spacious and bright living area with a south-facing exposure
- a fully fitted, open and convivial kitchen
- 5 bedrooms (including 3 on the garden level), ideal for hosting family and friends
- a buildable plot, offering excellent development potential
- additional remaining building rights on the land

You will also benefit from a double garage as well as several annex rooms, ideal for storage or for creating a workshop space.

Upstairs, finishing works are currently underway and included in the project. They offer a great opportunity to customize the layout to your taste. We will coordinate this stage directly with the owner.

A rare property in the area, combining location, potential, and quality of life, set on a superb plot in Gujan-Mestras.

Early viewing is highly recommended.

For further information, please contact:

Stéphanie GUEBEL

Independent Sales Agent

RSAC 892 794 124 – Professional Liability Insurance 127 100 479

Energy performance certificate (EPC) in progress (a new EPC will be issued after the works; the previous EPC remains valid).

Sale price: €780,000 agency fees included, of which €37,000 VAT-inclusive agency fees are payable by the buyer (4.98%).

View all our properties on IMMOBA.

Information on 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 :	150.0 m <sup>2</sup>	Taxe foncière :	€1.00
NB de pièces :	6 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)

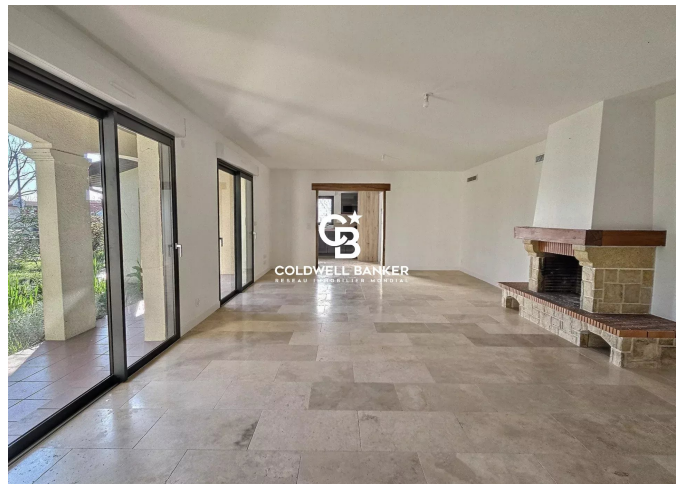
## DIAGNOSTIC DE PERFORMANCE ÉNERGÉTIQUE

Diagnostic de performance énergétique (DPE) : C 148

Indice d'émission de gaz à effet de serre (GES) : D 32



**COLDWELL BANKER**  
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