

Maison Gujan-Mestras 200 m²



PRIX DE VENTE : 1 195 000 €

EMAIL : IMMOBA@COLDWELLBANKER.FR

DESCRIPTION

Located in a quiet and sought-after area of La Hume, this uniquely designed contemporary villa enjoys a prime location close to shops and the beach.

The bright and airy living area includes a lounge, dining room, and fully equipped kitchen, all enhanced by beautiful ceiling height and flowing seamlessly to the outdoors.

On the ground floor, you'll find a master suite, with the possibility to create a fourth bedroom. Upstairs, two additional bedrooms, each with their own private shower room, offer comfort and independence for family or guests.

The landscaped, private 540 m² garden features a heated swimming pool, perfect for relaxing in complete tranquility.

A villa with high-quality finishes, ideal for embracing the art of living in La Hume.

Energy rating: A (36.9 kWh/m²/year)

GHG rating: A (1.8 kg CO₂/m²/year)

Estimated annual energy costs: €228 – €423

Sale price: €1,195,000 (agency fees included)

Including €55,000 in agency fees (4.8%) payable by the buyer

For more information, contact Daria VLASOVA, Independent Sales Agent
RSAC No. 883 973 448 – RCP No. MMA127100479

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Risk information for this property is available at: www.georisques.gouv.fr

CARACTÉRISTIQUES

Type de bien :	Maison	Surface :	200.0 m ²	Taxe foncière :	€2.00
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

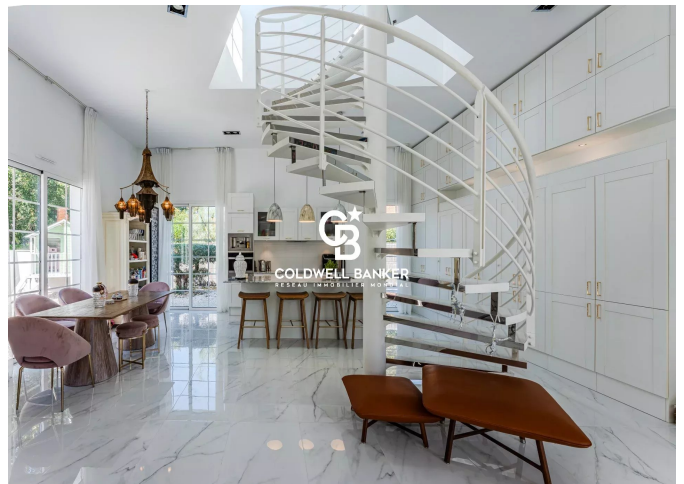
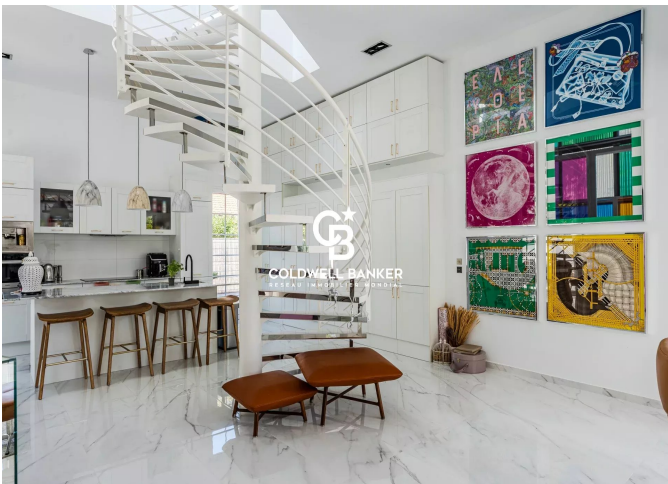
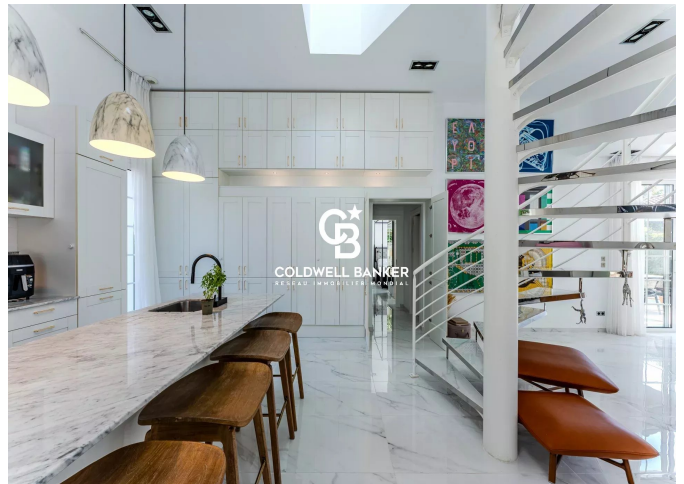
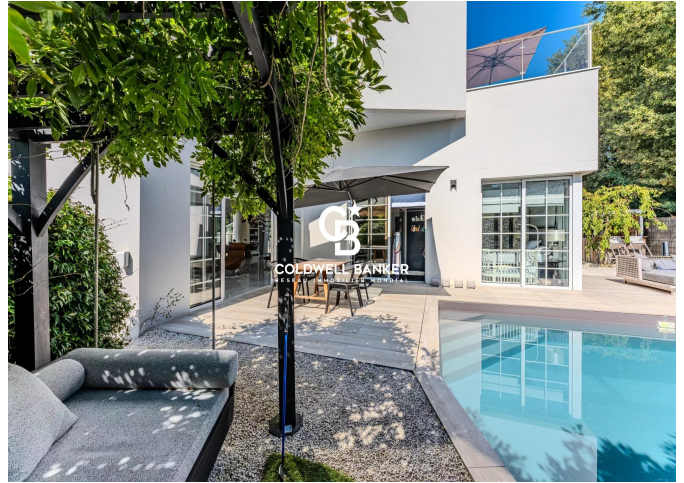
DIAGNOSTIC DE PERFORMANCE ÉNERGÉTIQUE

Diagnostic de performance énergétique (DPE) : A 36

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



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