

Maison Gujan-Mestras 200 m²



PRIX DE VENTE : 980 000 €

EMAIL : IMMOBA@COLDWELLBANKER.FR

DESCRIPTION

Coldwell Banker Immoba Realty presents this beautifully renovated 200 m² family property, featuring a spacious living/dining area and 5 bedrooms, including a master suite, all set on a large landscaped and wooded plot.

Located in a quiet, sought-after neighborhood near the train station and coastline, this home offers both tranquility and convenience.

A rare opportunity in the Gujan area — ideal for families or those seeking a serene primary or secondary residence.

Energy performance:

DPE: C (113 kWhEP/m²/year)

GHG: A (3 kg CO₂/m²/year)

Estimated annual energy costs: €1,381 – €1,869 (based on 2021 prices)

Agency fees included, payable by the seller.

For more information, contact Anastasiya GRALLIEN, Independent Sales Agent
RSAC No. 881 094 221 – RCP No. 127100479

Find all our listings on IMMOBA

Check potential property risks at: www.georisques.gouv.fr

CARACTÉRISTIQUES

Type de bien :	Maison	Surface :	200.0 m ²	Taxe foncière :	€2.00
NB de pièces :	7 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

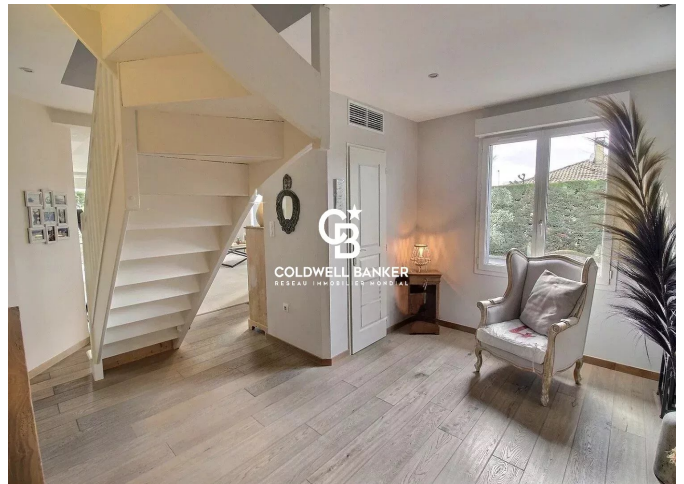
DIAGNOSTIC DE PERFORMANCE ÉNERGÉTIQUE

Diagnostic de performance énergétique (DPE) : C 113

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



COLDWELL BANKER
EUROPA REALTY



281 boulevard de la Côte d'Argent
France, 33120, Arcachon



TÉL : +3357158881
immoba@coldwellbanker.fr