

Maison Gujan-Mestras 273 m²



PRIX DE VENTE : 1 250 000 €

EMAIL : IMMOBA@COLDWELLBANKER.FR

DESCRIPTION

Lovely property divided into two separate dwellings, offering the perfect balance between shared living and privacy.

The main house (approx. 120 m²) features a large living room with fireplace, a fully equipped kitchen, a ground-floor bedroom with en-suite, a utility/boiler room, and upstairs, a mezzanine office along with two bedrooms sharing a bathroom.

Outside, enjoy a ground-level terrace, a well-maintained landscaped garden, and a 32 m² heated swimming pool. A large 50 m² garage adjoins the house and offers direct access.

The second dwelling includes 6 bedrooms, a beautiful living room with wooden flooring, multiple kitchen areas, and several private terraces, ideal for hosting guests or large family gatherings.

An ideal setup for a large family, multi-generational living, or for entertaining while maintaining personal space and comfort.

Energy rating: B (103 kWh/m²/year)

GHG rating: A (3 kg CO₂/m²/year)

Estimated annual energy costs: €1,990 – €2,750

Sale price: €1,250,000 (agency fees included)

Agency fees payable by the seller

For more information, contact Karine Teyssot, Independent Sales Agent

RSAC No. 843 748 708 – RCACO No. 25-031537

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Information regarding natural, mining, or technological risks for this property is available on request or at: www.georisques.gouv.fr

CARACTÉRISTIQUES

Type de bien :	Maison	Surface :	273.0 m ²	Taxe foncière :	€2.00
NB de pièces :	10 rooms	NB de chambres :	9 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 103

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



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