

Fully renovated house of 110m<sup>2</sup> with pool and independent studio in Gujan Mestras.



## INFORMATION

Town:	Gujan-Mestras
Department:	Gironde
Bed:	3
Bath:	2
Floor:	110 m <sup>2</sup>
Plot Size:	393 m <sup>2</sup>

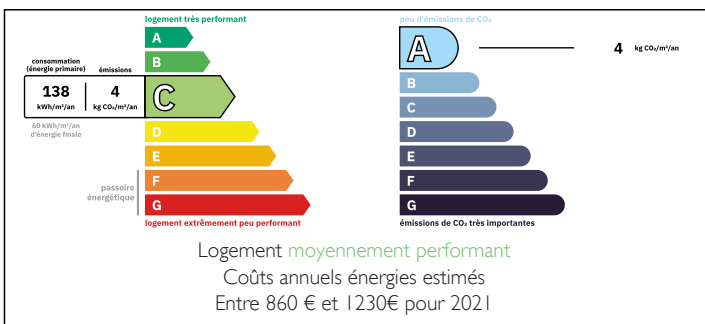


## IN BRIEF

Beautiful fully renovated property in the heart of Gujan Mestras on a quiet street with three bedrooms, an independant studio, and a swimming pool.



## ENERGY - DPE



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



## LOCAL TAXES

Taxe habitation:

EUR

## NOTES

## DESCRIPTION

This tastefully renovated property is ideally located in the heart of Gujan Mestras within walking distance to shops, schools and restaurants.

Offering a bright entrance hall with storage which leads onto a large 42m<sup>2</sup> open space with a fully equipped modern kitchen, a living area and a dining area looking onto the pool and garden which is surrounded by a wooden terrasse.

The ground floor offers a utility room, a bedroom, a shower room and a separate toilet.

Upstairs, you will find two more bedrooms and a shared shower room with a toilet. There is also air conditioning and electric stores for optimal comfort.

The independant studio of 15m<sup>2</sup> equipped with water and electricity can be used as an office space, games room or guest suite.

The 5x2 m swimming pool is surrounded by a wooden terrasse, there is also a garden shed for all your storage needs.

The property is equipped with a motorized gate and private parking for 2 vehicles to the side. With everything within walking distance, this property is ideal either as a family home or a holiday home. Located on the bay of Arcachon with a choice of stunning beaches and Bordeaux is only a short 45 minute drive.

Contact us today to organize a viewing !

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Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>