

Luxurious spacious villa with pool and seperate annexe in Gujan Mestras.

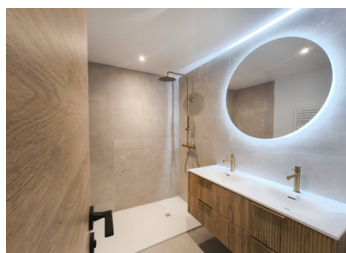
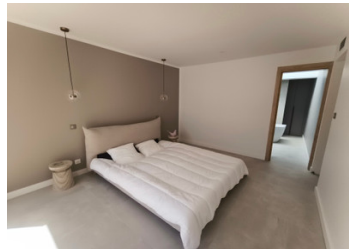


INFORMATION

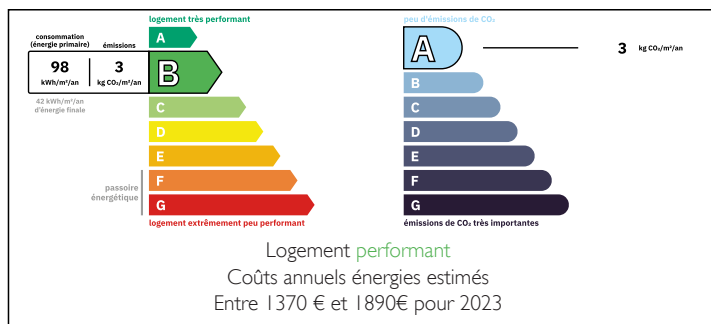
Town:	Gujan-Mestras
Department:	Gironde
Bed:	5
Bath:	5
Floor:	205 m2
Plot Size:	1109 m2

IN BRIEF

Stunning Californian-style villa with a pool and seperate annexe located in Gujan Mestras close to Arcachon.



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.

DESCRIPTION

This beautiful 205M² property offers luxury living in an idyllic location only one hour from Bordeaux. Offering 5 bedrooms one of which is a master suite. A large bright open living kitchen/dining area looking onto the large terrasse area with a pool of 12X3m; There are three bedrooms downstairs.

Upstairs you will find two of the bedrooms each with a shower room and a stunning 40M² solarium to enjoy.

The separate annexe of 27m² offers endless possibilities either as a separate guest accomatation or a summer kitchen with a living area with windows which open completely to allow the outdoors indoors ! There is also a shower room and a toilet. There is also a garage and a pool house of 26m².

The property is equipped with -

- Electric gates.
- Interphone
- Air conditioning.

The gardens are beautifully landscaped with an intergrated sprinkling system.

The house is set on a large plot of 1109m².

Located in a quiet residential area close to all comodities including the train station and the beach in La Hume.

Contact us today to organise a viewing of this truly exceptional property.

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

LOCAL TAXES

Taxe habitation: EUR

NOTES