

Traditional 3 Bed house to renovate in Gujan Mestras on a large plot of 2061M .



INFORMATION

Town:	Gujan-Mestras
Department:	Gironde
Bed:	3
Bath:	1
Floor:	82 m2
Plot Size:	2061 m2

IN BRIEF

Charming Traditional Home in Meyran

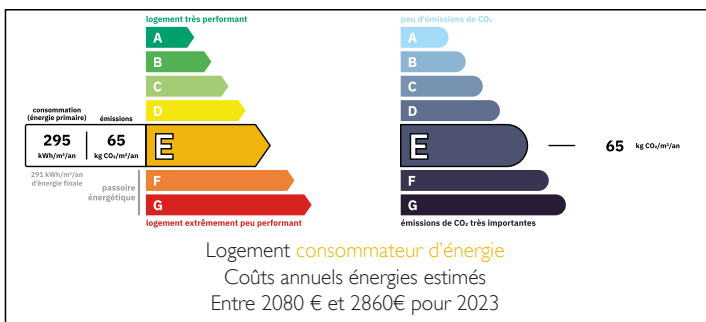
Located in the peaceful neighborhood of Meyran, this traditional home offers three bedrooms, a shower room, a separate WC, and a separate kitchen.

An annex of approximately 50 m², including a cellar and a large open space, provides excellent opportunities for conversion into a workshop, guest accommodation, or additional living space.

Set on a fully enclosed 2,061 m² plot with potential for subdivision, the property enjoys a quiet setting while remaining close to shops and local amenities.



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

Charming traditional house located in the peaceful Meyran neighborhood.

Upon entering, you will discover a 10.5 m² kitchen, currently separated from the living room by a simple partition wall, offering excellent possibilities for customization to suit your lifestyle and preferences.

A hallway then leads to three bedrooms, a shower room, and a separate WC.

From the kitchen, there is access to an annex of approximately 50 m² with great development potential. This space includes a cellar, a 9 m² room with a water connection, and a large open area of over 30 m², ideal for creating a workshop, leisure room, independent accommodation, or any other project to meet your needs.

Outside, you will enjoy a fully enclosed 2,061 m² plot, with the possibility of subdivision.

Its location is a real asset: close to shops and everyday amenities, this property also benefits from a peaceful and pleasant environment, offering an excellent quality of life.

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

NOTES