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The Landes and its wooded park in Gujan-Mestras

Gironde , Nouvelle Aquitaine



€995,000

inc. of agency fees

4 Beds 1 Baths 170 sqm 0.22 ha

This charming Landes house is ideally located in Gujan-Mestras, near the sought-after Hume district. Nestled in the heart of an exceptionally wooded park, this absolutely peaceful property is ideal for...

At a Glance

Reference	MFH-EAB1705EAAR	Near to	Bordeaux	Price	€995,000
Bed	4	Bath	1	Hab.Space	170 sqm
Land	0.22 ha	Pool	Yes	Land Tax	N/A

Property Description

This charming Landes house is ideally located in Gujan-Mestras, near the sought-after Hume district. Nestled in the heart of an exceptionally wooded park, this absolutely peaceful property is ideal for nature lovers. With a surface area of 170m², this property offers on the ground floor a spacious living room of 52m² with open and fitted kitchen. A wood stove makes the space charming and warm. This house with great potential also

has three bedrooms, a bathroom and several storage spaces. Upstairs, a master suite with bathroom, dressing room and WC. Outside, a beautiful parking driveway, two garages offering a total area of 50sqm, as well as a double carport, offer several covered parking possibilities. A bowling alley, a summer kitchen and a 6x3m swimming pool complete the comfort of the whole. This property with an exceptional environment has a rare plot in the area with its park of more than 2000m² planted with a multitude of oak trees creating a unique atmosphere in the heart of the Arcachon basin. ENERGY CLASS: D/ CLIMATE CLASS: D. Estimated average amount of annual energy expenditure for standard use, established based on energy prices for the year 2022: between 1,835 and 2,483 euros. Kevin Pari (EI) /

Summary

Property type:	House
Bedrooms:	4
Bathrooms	1
Price	€995,000

Key Information

Year Built:	1988
Internal Area:	170 sqm
Land Area:	0.22 ha
Has a Garden	Yes
Swimming Pool?	Yes

Location: Nouvelle Aquitaine



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