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Exceptional front line villa in Gujan Mestras

Gironde , Nouvelle Aquitaine



€995,000

inc. of agency fees

3 Beds 92 sqm 0.07 ha

Let yourself be seduced by this magnificent wooden frame villa on the front line near the beach of La Hume. Organized on 3 levels, it has on the first level a bright living room, offering an exceptional...

At a Glance

Reference	MFH-EAB1639EAAR	Near to	Bordeaux	Price	€995,000
Bed	3	Pool	Yes	Hab.Space	92 sqm
Land	0.07 ha			Land Tax	N/A

Property Description

Let yourself be seduced by this magnificent wooden frame villa on the front line near the beach of La Hume. Organized on 3 levels, it has on the first level a bright living room, offering an exceptional view of the Basin with its fully equipped kitchen with neat appointments, a first bedroom with its dressing room and its bathroom. The floor offers two bedrooms, a bathroom, and a separate toilet. Finally the ground floor has a

nice additional living space and a laundry room. The terrace enjoys a breathtaking view of the basin, the perfectly landscaped garden offers a swimming pool. Two parking spaces complete this rare place. This villa is a true haven of peace for nature lovers.

ENERGY CLASS: C / CLIMATE CLASS: A. Estimated average amount of annual energy expenditure for standard use, based on energy prices for the year 2021: between EUR870 and EUR1,240.

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Summary

Property type:	House
Bedrooms:	3
Price	€995,000

Key Information

Year Built:	2009
Internal Area:	92 sqm
Land Area:	0.07 ha
Has a Garden	Yes
Swimming Pool?	Yes

Location: Nouvelle Aquitaine



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