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## Charming house on the edge of the forest

Gironde , Nouvelle Aquitaine



**€490,000**

inc. of agency fees

3 Beds      105 sqm      0.11 ha

At the entrance to the town of Teich, near Gujan-Mestras, this charming 105m<sup>2</sup> house with no vis-à-vis is located on the edge of the forest, in a quiet area. This welcoming property has on the ground floor...

### At a Glance

<b>Reference</b>	MFH-EAB1843EAAR	<b>Near to</b>	Bordeaux	<b>Price</b>	€490,000
<b>Bed</b>	3	<b>Pool</b>	No	<b>Hab.Space</b>	105 sqm
<b>Land</b>	0.11 ha			<b>Land Tax</b>	N/A

### Property Description

At the entrance to the town of Teich, near Gujan-Mestras, this charming 105m<sup>2</sup> house with no vis-à-vis is located on the edge of the forest, in a quiet area. This welcoming property has on the ground floor a 45m<sup>2</sup> living room with an open kitchen. Bathed in light, the living room opens onto two terraces of 70m<sup>2</sup> and 50m<sup>2</sup> to make the most of the sun throughout the day. A first night space includes a bedroom with its adjoining shower room. A second bedroom with dressing room and bathroom completes the space. A third bedroom can easily be integrated on the ground floor. An attic mezzanine accessible by an internal staircase

allows you to imagine an additional bedroom or an office. This house, located on a plot of approximately 1100m<sup>2</sup>, borders the forest with direct access through the woods allowing access to the Teich beach in just 10 minutes by bike. ENERGY CLASS: D / CLIMATE CLASS: B. Estimated average amount of annual energy expenditure for standard use, established from 2021 energy prices: between 1210 and 1700 euros.  
Kevin Pari (EI) : /

## Summary

Property type:	House
Bedrooms:	3
Price	€490,000

## Key Information

Year Built:	1975
Internal Area:	105 sqm
Land Area:	0.11 ha
Has a Garden	Yes

## Location: Nouvelle Aquitaine



## Gallery







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**C. BAUER – Sunday Times**

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