

Click to view MFH-EAB1843EAAR

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 105m2 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

Reference MFH-EAB1843EAAR

0.11 ha

Near to Bordeaux

Bed

Land

Pool No

Price €490,000

Hab.Space 105 sqm

Land Tax N/A

Property Description

At the entrance to the town of Teich, near Gujan-Mestras, this charming 105m2 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 45m2 living room with an open kitchen. Bathed in light, the living room opens onto two terraces of 70m2 and 50m2 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 1100m2, 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

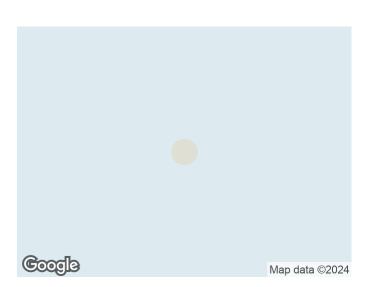
Price €490,000

Key Information

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

Location: Nouvelle Aquitaine





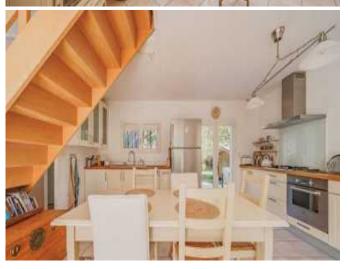
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S. and L. BROWN



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