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Nugget in absolute calm

Gironde , Nouvelle Aquitaine



€740,000

inc. of agency fees

3 Beds 1 Baths 140 sqm 0.07 ha

In the heart of the Meyran district in Gujan Mestras, where tranquility reigns, this beautiful single-storey house of around 140 sqm has been completely renovated with quality materials. From the entrance,...

At a Glance

Reference	MFH-EAB1278EAAR	Near to	Bordeaux	Price	€740,000
Bed	3	Bath	1	Hab.Space	140 sqm
Land	0.07 ha	Pool	Yes	Land Tax	N/A

Property Description

In the heart of the Meyran district in Gujan Mestras, where tranquility reigns, this beautiful single-storey house of around 140 sqm has been completely renovated with quality materials.

From the entrance, a living space of 70sqm offers unparalleled light and a feeling of well-being. A functional fully equipped open kitchen allows you to spend convivial moments thanks to its island which opens onto the living room. The sleeping area is made up of three bedrooms with fitted wardrobes, a bathroom and a

separate toilet.

Outside you will enjoy a beautiful garden with a terrace. A heated swimming pool completes this magical place. A nugget of Atypical Spaces located in an ideal location, close to shops and the train station. A double garage and two garden sheds complete this set.

ENERGY CLASS: D / CLIMATE CLASS: B. Estimated average amount of annual energy expenditure for standard use, based on energy prices for the year 2021: between EUR1,606 and EUR2,174

Agent Commercial - -

Summary

Property type:	House
Bedrooms:	3
Bathrooms	1
Price	€740,000

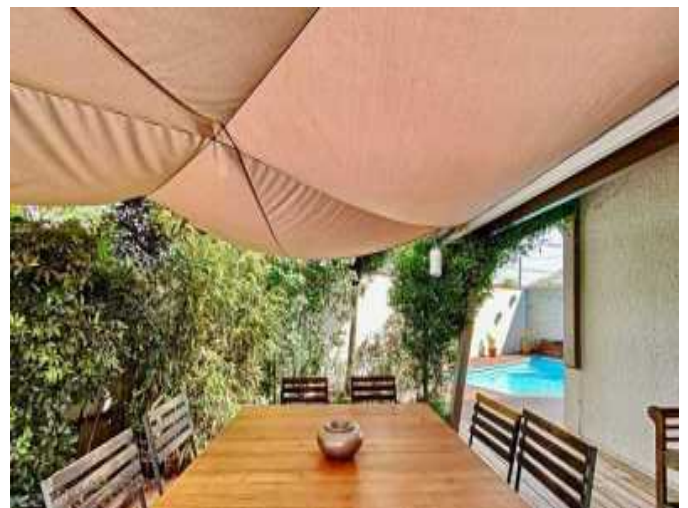
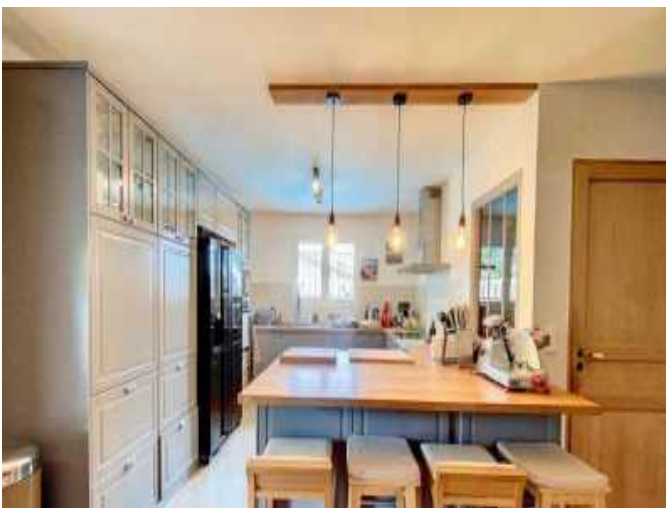
Key Information

Year Built:	1989
Internal Area:	140 sqm
Land Area:	0.07 ha
Has a Garden	Yes
Swimming Pool?	Yes

Location: Nouvelle Aquitaine



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