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## Family villa in Gujan-Mestras

Gironde , Nouvelle Aquitaine



# €845,000

inc. of agency fees

6 Beds      216 sqm      0.08 ha

Located in a peaceful area, this family villa of approximately 216 sqm, was completely tastefully renovated in 2021. Built on land of approximately 750m<sup>2</sup>, it offers a true haven of peace, ideally located...

### At a Glance

<b>Reference</b>	MFH-EAB1663EAAR	<b>Near to</b>	Bordeaux	<b>Price</b>	€845,000
<b>Bed</b>	6	<b>Pool</b>	Yes	<b>Hab.Space</b>	216 sqm
<b>Land</b>	0.08 ha			<b>Land Tax</b>	N/A

### Property Description

Located in a peaceful area, this family villa of approximately 216 sqm, was completely tastefully renovated in 2021. Built on land of approximately 750m<sup>2</sup>, it offers a true haven of peace, ideally located close to shops and amenities. From the entrance, a large living room offering a lounge-dining room area of over 60sqm with a fireplace. As an extension, a fully equipped modern kitchen. The large bay windows flood this space with natural light, creating a warm and friendly atmosphere. On this same level, a 26sqm master suite with bathroom, as well as a laundry room completes the comfort of the whole. A beautiful marble staircase leads

to the sleeping area, where there are five beautiful bedrooms, each offering optimal comfort. A large bathroom with toilet, a dressing room and a large balcony offer each of its occupants a privileged space. Outside, a swimming pool and multiple design possibilities give free rein to the imagination to create a warm and soothing space. Every detail of this Villa has been carefully thought out to create a refined and contemporary atmosphere. The quality of this renovation and its location make this villa a charming and rare property in the area. ENERGY CLASS: C / CLIMATE CLASS: C. Estimated average amount of annual energy expenditure for standard use, established based on energy prices for the year 2021: between EUR1,340 and EUR1,850. /

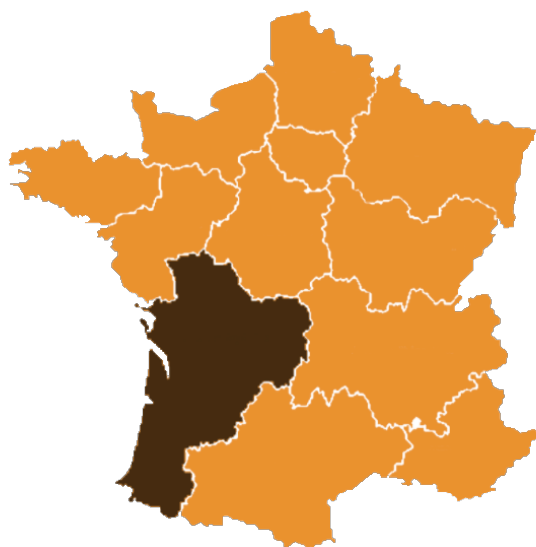
## Summary

Property type:	House
Bedrooms:	6
Price	€845,000

## Key Information

Year Built:	1970
Internal Area:	216 sqm
Land Area:	0.08 ha
Has a Garden	Yes
Swimming Pool?	Yes

## Location: Nouvelle Aquitaine



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**C. BAUER – Sunday Times**

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