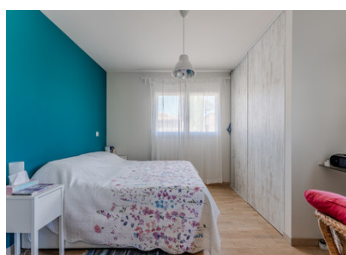
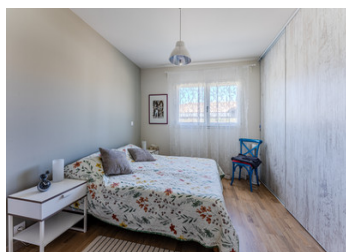
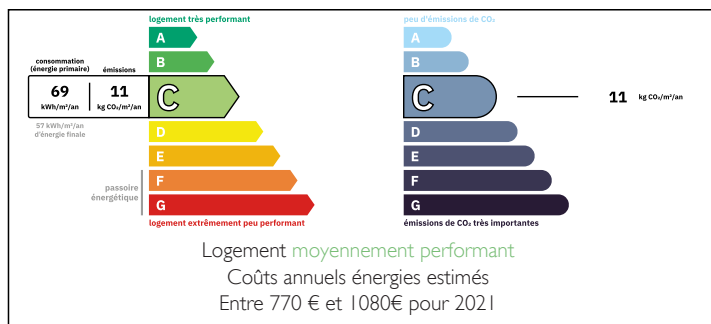


House with 4 Bedrooms seperate annex with pool in Gujan Mestras.



## ENERGY - DPE



## INFORMATION

Town:	Gujan-Mestras
Department:	Gironde
Bed:	4
Bath:	2
Floor:	125 m2
Plot Size:	647 m2

## IN BRIEF

Single-storey modern house with 4 Bedrooms and a pool in a quiet residential area of Gujan Mestras. This recently built single-storey villa of approximately 125 m<sup>2</sup> offers both comfort and functionality. close to all amenities (middle school 1.2 km away, Larros port 1.5 km),

It includes an entrance hall, a bright living-dining room of aprox 45 m<sup>2</sup>, a fully equipped open kitchen, a utility room, three bedrooms, a bathroom, and a separate toilet.

Attached to the house is a self-contained 1-bedroom unit with private access — ideal for hosting guests, renting out, or running a home-based professional activity.

Outside: covered terrace, swimming pool, carport, and garden shed, all on a 647 m<sup>2</sup> plot.

A must see property.

NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.

## DESCRIPTION

House with 4 Bedrooms in a quiet residential area of Gujan Mestras. Offering an open plan living/dining area with a fully equipped kitchen. On one side of the property there are two bedrooms with a shared shower room and a toilet. There is also a second kitchen with a living/dining area with its own separate entrance making it ideal for guest accommodation or an independent activity.

There are two more bedrooms with a shared bathroom with bath, shower, hand basin and toilet. You will also find a utility room with another toilet and hand basin.

The exterior is designed to enjoy the outdoors with a covered terrace area and a heated pool of 6x2 M with a secure cover and fence.

The gardens are mature and private. A carport with two storage sheds at either side for all your tools, bikes or garden furniture. The property is equipped with electric gates and an interphone. A tarmac driveway is also a great addition to this very neat property.

Contact us today to view this stunning property.

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Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

## LOCAL TAXES

<b>Taxe foncière:</b>	<b>2200 EUR</b>
<b>Taxe habitation:</b>	<b>EUR</b>

## NOTES