

Stunning property with direct access to the golf course.

EXCLUSIVE



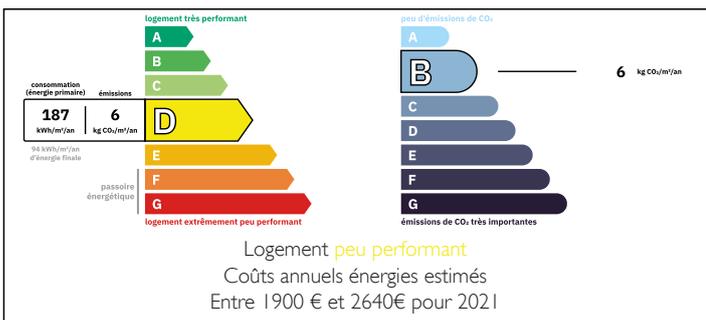
INFORMATION

Town:	Gujan-Mestras
Department:	Gironde
Bed:	4
Bath:	2
Floor:	183 m ²
Plot Size:	1159 m ²

IN BRIEF

In a peaceful setting at the heart of Gujan-Mestras Golf Course, this elegant 183 m² villa with direct golf access. Bright spacious living room, separate kitchen, 4 bedrooms including a master suite with balcony. Landscaped 1100 m² garden, heated pool, double garage. High-end features. A rare property in an exceptional location.

ENERGY - DPE



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

In one of the most sought-after locations on the Arcachon Bay, in the heart of the Gujan-Mestras Golf Course, this elegant 183 m² villa spans two levels in a peaceful, green setting.

From the moment you enter, the generous volumes and natural light set the tone: a spacious, dual-aspect living and dining room of 46m² opens onto the terrace with its heated pool, and an exceptional panoramic view over the greens as a backdrop. A fully fitted, independent kitchen of 12m² complements the living space, along with a utility room and guest WC.

The ground-floor sleeping area with a separate entrance offers two bedrooms 13m² each with en-suite shower rooms, plus a shared WC.

Upstairs, you'll find two additional bedrooms, including a 25 m² master suite with a private balcony overlooking the pool and golf course. A bathroom with both bath and shower, as well as a separate WC, complete the upper level.

Additional features include a double garage of 40m², electric gates, reversible air conditioning, and automatic garden irrigation, all set on a beautifully landscaped plot of over 1,100 m² with a variety of plantings.

- Direct access to the golf course
- Secure and residential environment

A rare opportunity that combines modern comfort with understated elegance in an exceptional setting.

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

LOCAL TAXES

Taxe habitation: EUR

NOTES