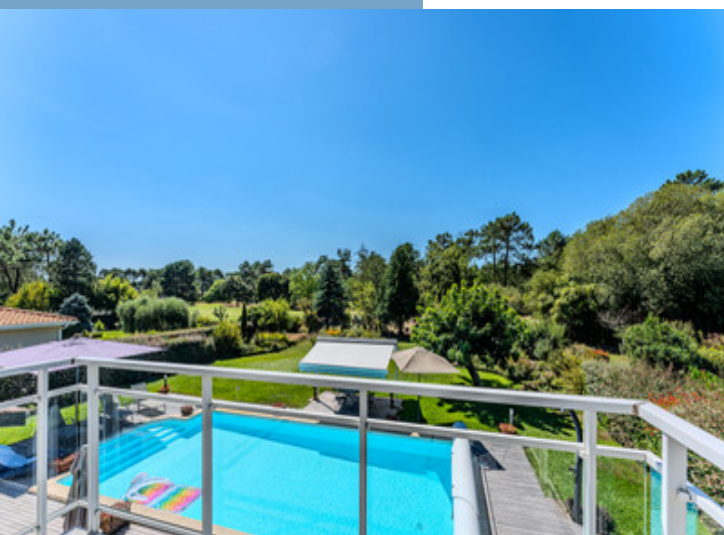




STUNNING PROPERTY WITH DIRECT ACCESS TO  
THE GOLF COURSE.

STUNNING PROPERTY  
WITH DIRECT ACCESS TO  
THE GOLF COURSE....



## PROPERTY FACT FILE

|               |   |
|---------------|---|
| REFERENCE     | A39368EPR33   |
| PRICE         | € 1,099,000<br>£ 0*<br>*agency fees included: 3 % TTC<br>to be paid by the buyer<br>(1 062 000 EUR hors honoraires) |
| BEDROOM       | 4   |
| BATHROOM      | 2   |
| ACCOMMODATION | 183 m <sup>2</sup>  |
| LAND          | 1 159 m <sup>2</sup>  |
| TOWN          | Gujan-Mestras   |
| DEPARTMENT    |   |
| LOCATION      |   |
| TYPE          | Maison de Vacances, House   |
| CONDITION     | Good condition  |
| FEATURES      | Swimming Pool, Mains Drains,<br>Private parking   |

\*Price based on current exchange rate which is subject to change





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In a peaceful setting at the heart of Gujan-Mestras Golf Course, this elegant 183 m<sup>2</sup> villa with direct golf access. Bright spacious living room, separate kitchen, 4 bedrooms including a master suite with balcony. Landscaped 1100 m<sup>2</sup> garden, heated pool, double garage. High-end features. A rare property in an exceptional location.

## DESCRIPTIF

In one of the most sought-after locations on the Arcachon Bay, in the heart of the Gujan-Mestras Golf Course, this elegant 183 m<sup>2</sup> 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 46m<sup>2</sup> 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 12m<sup>2</sup> complements the living space, along with a utility room and guest WC.

The ground-floor sleeping area with a separate entrance offers two bedrooms 13m<sup>2</sup> each with en-suite shower rooms, plus a shared WC.

Upstairs, you'll find two additional bedrooms, including a 25 m<sup>2</sup> 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 40m<sup>2</sup>, electric gates, reversible air conditioning, and automatic garden irrigation, all set on a beautifully landscaped plot of over 1,100 m<sup>2</sup> 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>

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A39368EPR33>

COMPLETE FILE AND PHOTO ON REQUEST



LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE

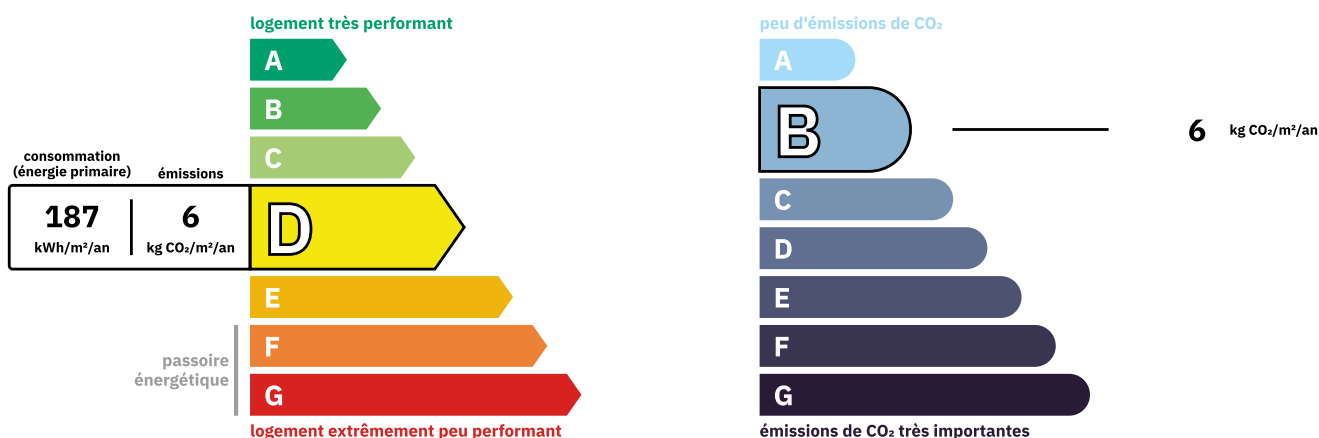
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STUNNING PROPERTY WITH  
DIRECT ACCESS TO THE GOLF  
COURSE....

Information about risks to which this property is exposed is available on the Géorisques website :  
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## ENERGIE-DPE



Property **Poorly efficient**  
Estimated annual energy costs  
between 1900 € and 2640€ for 2023

## NOTICE

Leggetts, their client and any joint agents give notice that:

I: Quoted prices are subject to fluctuations in exchange rates. Please contact an agent for an up-to-date price. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. In particular they neither have nor assume responsibility for any statement concerning the financial arrangements or the commercial scheme which may be made available by their clients or others to potential purchasers.

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3: These particulars were prepared from preliminary plans and specifications before the completion of the properties and are intended only as a guide. They may have been changed during construction and final finishes could vary. Prospective purchasers should not rely on this information but must get their solicitor to check the plans and specification attached to their contract.

## CONTACT

Réf :A39368EPR33  
FILE COMPLETE  
AND PHOTOS  
ON REQUEST

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