LEGGETT INTERNATIONAL REAL ESTATE & Hamptons INTERNATIONAL



STUNNING PROPERTY WITH DIRECT ACCESS TO THE GOLF COURSE.

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STUNNING PROPERTY
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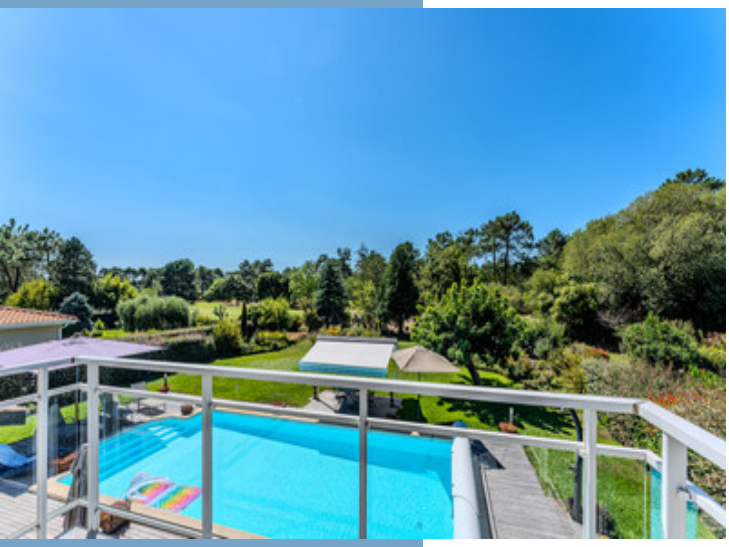




PROPERTY FACT FILE

REFERENCE	A39368EPR33
PRICE	€ 920,000 £ 0* *agency fees included: 0 % TTC to be paid by the buyer (1 060 000 EUR hors honoraires)
BEDROOM	4
BATHROOM	2
ACCOMMODATION	183 m²
LAND	1159 m²
TOWN	Gujan-Mestras
DEPARTMENT	
LOCATION	
TYPE	Maison de Vacances, House
CONDITION	Good condition
FEATURES	Swimming Pool, Mains Drains, 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 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.



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 seperate 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
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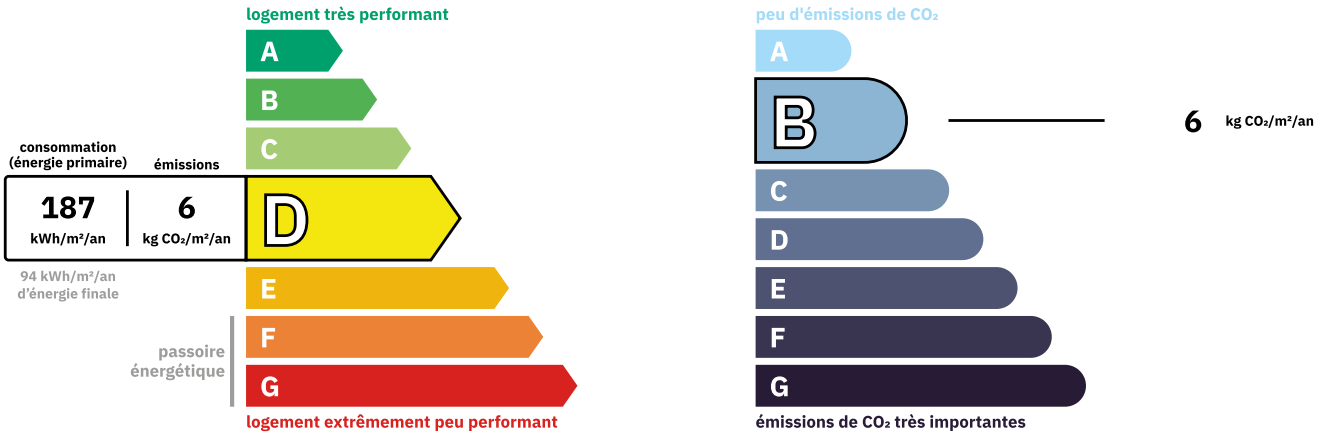
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https://leggettprestige.com/luxury-property-for-sale/view/A39368EPR33
COMPLETE FILE AND PHOTO ON REQUEST

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ENERGIE-DPE



Property Poorly efficient
Estimated annual energy costs
between 1900 € and 2640€ for 2021

NOTICE

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

1: Quoted prices are subject to fluctuations in exchangerates. 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.

2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Leggetts have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

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
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