

[Click to view MFH-EAB1278EAAR](#)

## Nugget in absolute calm

Gironde , Nouvelle Aquitaine



**€740,000**

inc. of agency fees

3 Beds   1 Baths   140 sqm   0.07 ha

In the heart of the Meyran district in Gujan Mestras, where tranquility reigns, this beautiful single-storey house of around 140 sqm has been completely renovated with quality materials. From the entrance,...

### At a Glance

<b>Reference</b>	MFH-EAB1278EAAR	<b>Near to</b>	Bordeaux	<b>Price</b>	€740,000
<b>Bed</b>	3	<b>Bath</b>	1	<b>Hab.Space</b>	140 sqm
<b>Land</b>	0.07 ha	<b>Pool</b>	Yes	<b>Land Tax</b>	N/A

### Property Description

In the heart of the Meyran district in Gujan Mestras, where tranquility reigns, this beautiful single-storey house of around 140 sqm has been completely renovated with quality materials.

From the entrance, a living space of 70sqm offers unparalleled light and a feeling of well-being. A functional fully equipped open kitchen allows you to spend convivial moments thanks to its island which opens onto the living room. The sleeping area is made up of three bedrooms with fitted wardrobes, a bathroom and a

separate toilet.

Outside you will enjoy a beautiful garden with a terrace. A heated swimming pool completes this magical place. A nugget of Atypical Spaces located in an ideal location, close to shops and the train station. A double garage and two garden sheds complete this set.

ENERGY CLASS: D / CLIMATE CLASS: B. Estimated average amount of annual energy expenditure for standard use, based on energy prices for the year 2021: between EUR1,606 and EUR2,174

Agent Commercial - -

Summary

Property type:	House
Bedrooms:	3
Bathrooms	1
Price	€740,000

Key Information

Year Built:	1989
Internal Area:	140 sqm
Land Area:	0.07 ha
Has a Garden	Yes
Swimming Pool?	Yes

Location: Nouvelle Aquitaine



## Gallery



As Featured in

THE SUNDAY TIMES A Place in the Sun France The Sunday Telegraph THE GOOD property GUIDE Daily Mail Yorkshire Post FRENCH PROPERTY NEWS

Every property featured on our website is listed for sale at exactly the same price as it is in France, there's no premium for the superior service we offer.

We provide support based on our extensive experience and that of our bilingual experts to ensure that all aspects of your property purchase run smoothly.

## Contact us on:

**0845 123 5885** (UK only local rate ) / **+44 (0) 113 216 4066**,  
or email us at **bonjour@my-french-house.com**.

To see more great properties like this one, visit our daily updated website at **www.my-french-house.com**.

## Buying French Property Just Got Easier...

The purchase process typically starts once you've visited a property with one of our agents and you made an offer on a property. Once your offer has been accepted, the property will come off the market and our local bilingual expert will liaise with you and the notaire. The compulsory searches are at the charge of the owner / vendor and are carried out at this stage.

You would have already been informed about the property taxes and legal fees (that incl. the stamp duty). The agency fees are already included in the listed price on this document, there's no premium for the superior service we offer. You don't have to pay the deposit until the 'pre-contract' has been signed, and the 10 days calling off period has expired. It takes an average of three months to buy a property in France.

For more information take a look at our **buying guide**, our **french mortgage** and **euro currency exchange** pages.

## Testimonials

my-french-house was by far the best online guide I found – and I trawled them all – to buying a house in France. It answers all your first questions practically before you've thought to ask.

**C. BAUER – Sunday Times**

Our French property purchase and move to France were made so easy with the help and assistance of my-french-house.com. They are a committed and professional business – we highly recommend them.

**S. and L. BROWN**

great service  
fast transfers

send money abroad 24/7

excellent rates

Disclaimer: All properties and services on our website are based on information supplied by our agents, private individuals and other third parties. They are believed to be correct when entered into our systems and at the date this page is printed. Copyright ©2004-2024 my-french-house.com All Rights Reserved