

Appartement La Teste-de-Buch 108 m<sup>2</sup>

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PRIX DE VENTE : 895 000 €

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EMAIL : [IMMOBA@COLDWELLBANKER.FR](mailto:IMMOBA@COLDWELLBANKER.FR)

## DESCRIPTION

In the heart of a small co-ownership of just 3 units, discover this beautifully renovated apartment that feels like a house — just a few minutes' walk from the beaches of Pyla-sur-Mer, local shops, and restaurants.

With a total surface area of 108 m<sup>2</sup> over two levels, the apartment offers:

Main level (ground floor):

Bright and spacious south-east facing living room

Open-plan kitchen fitted with high-end appliances

One bedroom with its own shower room

Separate WC

Lower level:

Hallway leading to two additional bedrooms, each with its own shower room

Second separate WC

Standout feature:

A 400 m<sup>2</sup> private garden, rare for this location, with two terraces — perfect for enjoying sunny days or relaxing in the shade of oaks and mimosas.

A secure private parking space is also included.

Energy performance:

DPE: B (81 kWh/m<sup>2</sup>/year)

GHG: A (3 kg CO<sub>2</sub>/m<sup>2</sup>/year)

Estimated annual energy costs: €704 – €952 (based on 2021 prices)

Co-ownership of 3 main residential lots

No ongoing legal proceedings

Sale price: €895,000 agency fees included

Agency fees: €37,000 incl. VAT (4.3%), payable by the buyer

Net seller price: €958,000

For more information, contact Céline HARTENSTEIN, Independent Sales Agent  
RSAC No. 987 559 929 – RCP No. 127 100 479

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Check natural, mining, or technological risks related to this property at: [www.georisques.gouv.fr](http://www.georisques.gouv.fr)



## CARACTÉRISTIQUES

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Type de bien :	Appartement	Surface :	108.0 m <sup>2</sup>	NB de pièces :	4 rooms
NB de chambres :	3 bedrooms				

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Les informations sur les risques auxquels ce bien est exposé sont disponibles sur le site Géorisques : [www.georisques.gouv.fr](http://www.georisques.gouv.fr)

## DIAGNOSTIC DE PERFORMANCE ÉNERGÉTIQUE

Diagnostic de performance énergétique (DPE) : B 81

Indice d'émission de gaz à effet de serre (GES) : A 3



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