COLDWELL BANKER
EUROPA REALTY

House La Teste-de-Buch 134 m²



SALE PRICE : 695 000 €

EMAIL : IMMOBA@COLDWELLBANKER.FR

EXCLUSIVITY

281, Boulevard de la Côte d'Argent
France, 33120, Arcachon

PHONE : +33557158881
immoba@coldwellbanker.fr

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DESCRIPTION

In the heart of La Teste-de-Buch, this magnificent townhouse charms with its tranquility and excellent natural light, just a short walk from shops and amenities. A rare living environment where you can enjoy the town centre while staying peaceful.

Approximately 134 m² of living space, the house is organized around a large 55 m² open-plan living-dining room with a kitchen, bright and spacious. A ground-floor master suite provides real everyday comfort, while two bedrooms, a shower room and an office complete the upper floor. A laundry room completes the interior layout. South-facing and air-conditioned, the house is in excellent condition.

Outside, a 45 m² terrace extends the living areas and invites you to enjoy the sun, complemented by an outdoor storage area.

Sale price: €695,000 — including €33,000 in fees payable by the buyer, i.e. 5%.

Floor plan, full file and viewings by appointment with Arnaud Fourton.

Arnaud Fourton, Independent Sales Agent
RSAC No.: 833 157 878 — RCP No.: AACI/8431/13054
Energy Performance (DPE): C (143 kWh/m².year) — GHG Emissions (GES): A (4 kg CO_2/m².year)
Property tax: €1,918
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Information on the risks to which this property is exposed is available on the Géorisques website: georisques.gouv.fr

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FEATURES

Property type:	House	Area:	134.0 m²	Property tax:	€1.00
Number of rooms:	4 rooms	Number of bedrooms:	3 bedrooms		

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ENERGY PERFORMANCE DIAGNOSIS

Energy performance diagnosis (EPD): C 143

Greenhouse gas emissions (GHG) index: A 4

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