COLDWELL BANKER
EUROPA REALTY

House La Teste-de-Buch 160 m²



SALE PRICE : 1 627 000 €

EMAIL : IMMOBA@COLDWELLBANKER.FR

EXCLUSIVITY

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

PHONE : +33557158881
immoba@coldwellbanker.fr

COLDWELL BANKER
EUROPA REALTY

DESCRIPTION

EXCLUSIVE LISTING

Located in a sought-after area of Pyla-sur-Mer, near Arcachon Golf Course, this beautifully renovated home offers approximately 160 sqm of living space and enjoys a pleasant south-east-facing aspect. Set on a landscaped plot of approximately 1,510 sqm, the property stands out for the quality of its renovation, generous living spaces and carefully selected finishes.

The house features a bright living area with a fireplace, enhanced by an elegant glass floor overlooking the basement wine cellar. The fully fitted and equipped open-plan kitchen opens onto the terrace and swimming pool, creating a seamless connection between indoor and outdoor living.

The property offers four bedrooms, three of which are on the ground floor, a bathroom with a shower, and a beautiful master suite upstairs with a dressing room and en-suite shower room.

The basement includes a laundry room, a wine cellar and a garage of approximately 46 sqm. An independent studio completes the property.

Outside, the beautifully landscaped garden features a heated swimming pool, a bioclimatic pergola, a pétanque court and direct access to the golf course.

A high-quality property combining comfort, elegance and an exceptional lifestyle.

Energy rating: C (129)
Climate rating: A (4)
Estimated annual energy costs: between €1,190 and €1,690.

Price: €1,627,000 including agency fees

Agency fees of €77,000 (4.9%) are payable by the buyer.

For further information about this exceptional property, please contact Marina Tonneau.

Discover all our properties on IMMOBA.

Information about the risks to which this property is exposed is available upon request or on the Géorisques website: www.georisques.gouv.fr

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

PHONE : +33557158881
immoba@coldwellbanker.fr

COLDWELL BANKER
EUROPA REALTY

FEATURES

Property type:	House	Area:	160.0 m²	Number of rooms:	6 rooms
Number of bedrooms:	5 bedrooms				

Information on the risks to which this property is exposed is available on the Géorisques website: www.georisques.gouv.fr

ENERGY PERFORMANCE DIAGNOSIS

Energy performance diagnosis (EPD): C 129

Greenhouse gas emissions (GHG) index: A 4

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

PHONE : +33557158881
immoba@coldwellbanker.fr

COLDWELL BANKER
EUROPA REALTY













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

PHONE : +33557158881
immoba@coldwellbanker.fr