COLDWELL BANKER
EUROPA REALTY

House La Teste-de-Buch 182 m²



SALE PRICE : 997 500 €

EMAIL : IMMOBA@COLDWELLBANKER.FR

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

PHONE : +33557158881
immoba@coldwellbanker.fr

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DESCRIPTION

Set on a landscaped plot of over 1,300 m², this elegant 182 m² family home impresses with its generous layout, functionality, and impeccable condition.

On the ground floor, a 28 m² master suite, three additional bedrooms, a study, two bathrooms and three toilets ensure optimal comfort. Added features include a 13 m² utility room, a 50 m² garage, a wine cellar, and a fully equipped outdoor kitchen.

The outdoor areas invite relaxation with south- and west-facing terraces, a landscaped garden, and a spa with counter-current swimming. High-end amenities include reversible air conditioning, automatic irrigation supplied by a private well, and ample private parking.

A rare property, combining elegance, conviviality, and exceptional quality of life.

Additional Information

Buyer's fees: 5% incl. VAT, i.e. €47,500

Energy performance rating: C (128 kWh/m²/year)

Greenhouse gas emissions: B (3 kg CO_2/m²/year)

Estimated annual energy costs: €1,280 – €1,780

Last DPE report dated: 15/09/2022

For further information, please contact:
Anastasiya GRALLIEN
Independent Sales Agent

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FEATURES

Property type:	House	Area:	182.0 m²	Number of rooms:	7 rooms
Number of bedrooms:	4 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 124

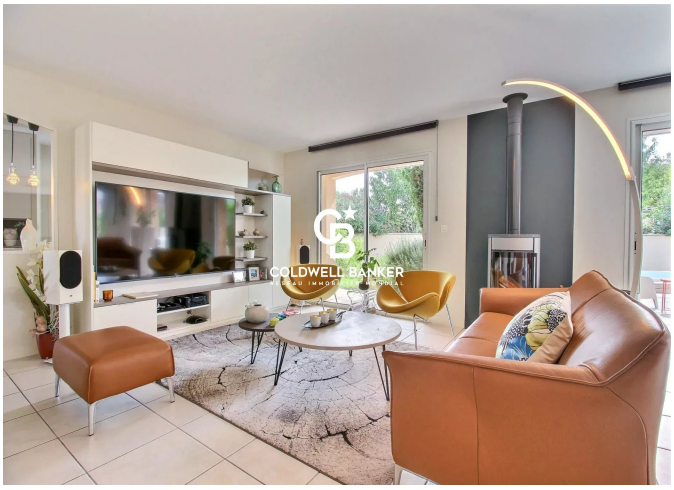
Greenhouse gas emissions (GHG) index: A 4

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