COLDWELL BANKER
EUROPA REALTY

House La Teste-de-Buch 222 m²



SALE PRICE : 1 150 000 €

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 in a peaceful and leafy residential environment, with local shops within walking distance, this charming Louisiana-style property offers over 200 sqm of living space on a beautifully landscaped plot of more than 1,100 sqm, with complete privacy and no overlooking neighbours.

Bathed in natural light thanks to its triple aspect, the house features a spacious living room opening onto a terrace that wraps around the property and overlooks the surrounding greenery. The main level also offers two generously sized bedrooms, one of which enjoys a glimpse of the Bay.

The garden level comprises three additional bedrooms and two large versatile spaces offering numerous possibilities: additional reception areas, a family lounge, games room, home offices or independent living spaces, depending on individual needs and projects.

A large garage and cellar complete this character property, ideally located in a sought-after neighbourhood just moments from the beaches of Pyla.

Price: €1,150,000 including agency fees

For further information, please contact:
Independent Sales Agent Anastasiya GRALLIEN at +33 6 42 87 74 52
RSAC No. 881094221 – Professional Liability Insurance No. 127100479

Energy Performance Certificate (DPE): 202 (D)
Greenhouse Gas Emissions (GES): 6 (B)
Estimated annual energy costs: between €3,930 and €5,380 per year

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Information on the risks to which this property is exposed (natural, mining and technological risks) is available on the Géorisques website: georisques.gouv.fr

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FEATURES

Property type:	House	Area:	222.0 m²	Number of rooms:	9 rooms
Number of bedrooms:	6 bedrooms				

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ENERGY PERFORMANCE DIAGNOSIS

Energy performance diagnosis (EPD): D 202

Greenhouse gas emissions (GHG) index: B 6

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