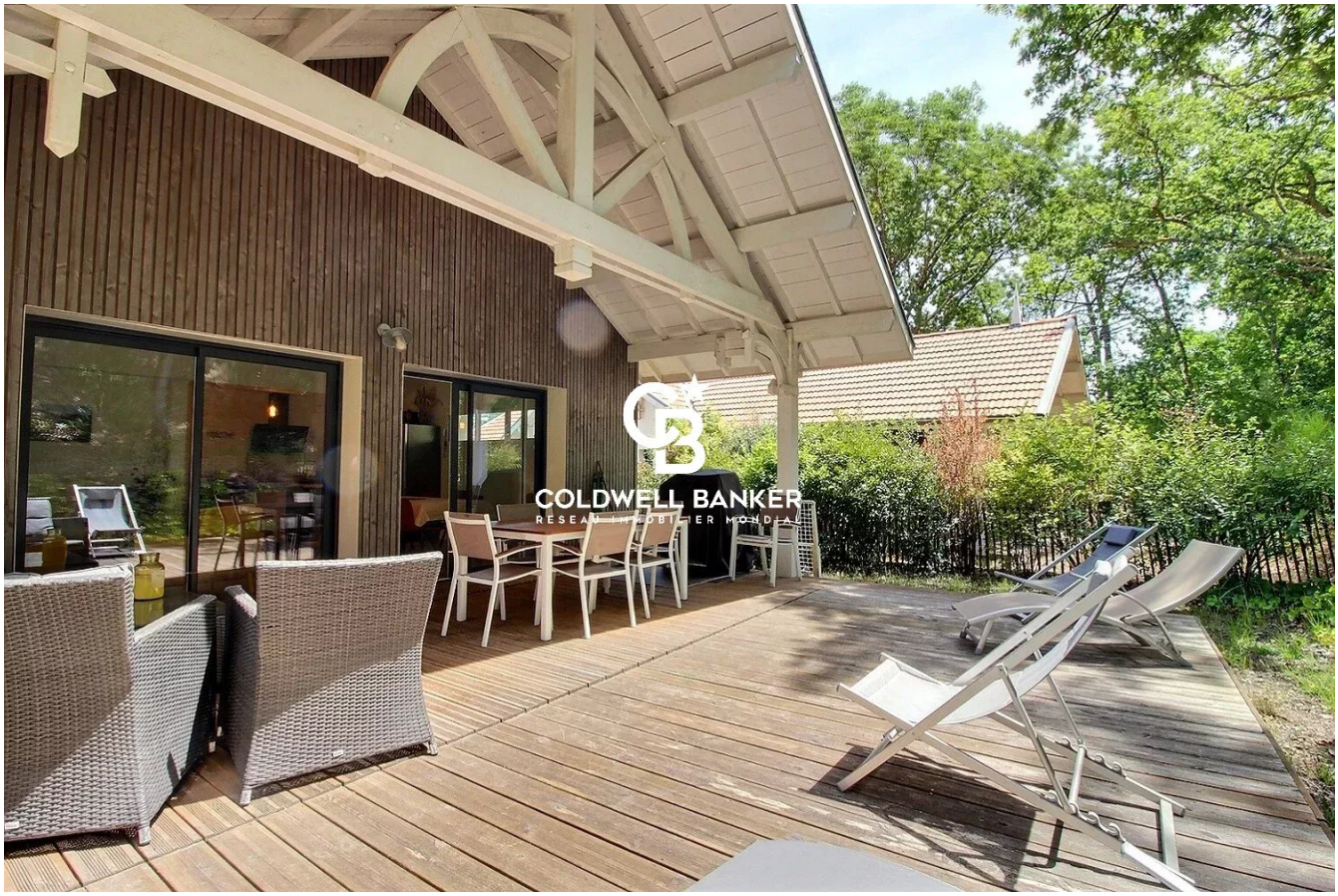
COLDWELL BANKER
EUROPA REALTY

House La Teste-de-Buch 110 m²



SALE PRICE : 749 000 €

EMAIL : IMMOBA@COLDWELLBANKER.FR

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

PHONE : +33557158881
immoba@coldwellbanker.fr

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DESCRIPTION

AT THE GATES OF PYLA – BETWEEN FOREST AND SERENITY

Within a residence in absolute calm, this 5-room house offers a wooded, peaceful living environment, just a few minutes from the iconic beaches of the Arcachon Basin.

The ground floor is arranged around a suite with a shower room, a utility room and a spacious garage.

The first floor reveals a light-filled living area — lounge and kitchen combined in a single architectural gesture — opening onto a generous terrace offering an unobstructed view over the surrounding forest.

Three bedrooms complete this space, including a suite with a private shower room, the other two sharing a bathroom.

An exceptional location, between Pyla, Moulleau and La Teste-de-Buch: a 5-minute bike ride from the town centre and 10 minutes from the Pyla beaches.

An address for those seeking the authenticity of a wooded setting, without giving up immediate proximity to the Basin.

2 outdoor parking spaces.

DPE C 124
GES C 14
€749,000 HAI, agency fees payable by the seller.
Annual charges between €1,090 per year and €1,510 per year.

For more information, contact Juliette RIVIERE
Independent Sales Agent
RSAC No. 991 931 205 RCACO-25-032993
Find all our properties on IMMOBA

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

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FEATURES

Property type:	House	Area:	110.0 m²	Number of rooms:	5 rooms
Number of bedrooms:	4 bedrooms				

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ENERGY PERFORMANCE DIAGNOSIS

Energy performance diagnosis (EPD): C 124

Greenhouse gas emissions (GHG) index: C 14

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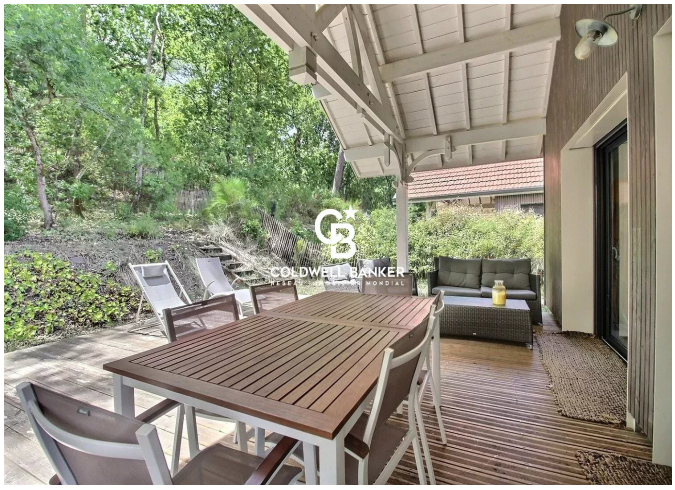
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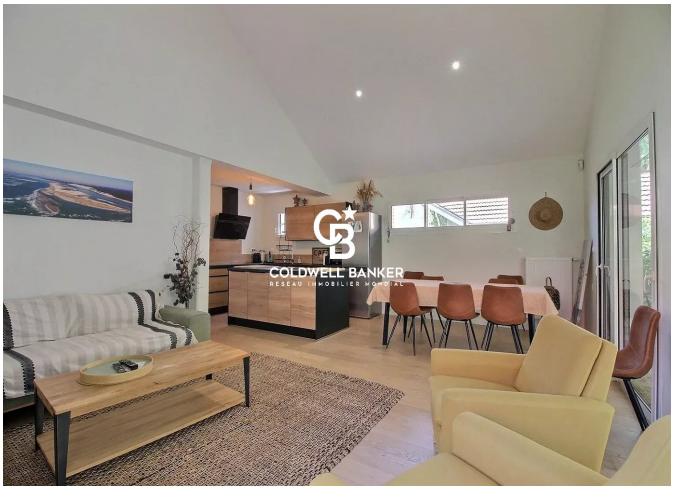
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