COLDWELL BANKER
EUROPA REALTY

House La Teste-de-Buch 117 m²



SALE PRICE : 499 000 €

EMAIL : IMMOBA@COLDWELLBANKER.FR

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

PHONE : +33557158881
immoba@coldwellbanker.fr

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DESCRIPTION

Discover this lovely contemporary 118 m² house, set on a private 232 m² plot and bathed in natural light thanks to its southwest exposure. Clean lines, harmonious volumes and a serene atmosphere: this recent, perfectly maintained property offers a rare living environment on the Bay.
Spread over two levels, the house features 4 rooms with a smooth, functional layout, including 3 comfortable bedrooms, a stylish shower room and two separate toilets. The living area, the true heart of the home, stands out for its beautiful brightness and high ceilings. The fully fitted and equipped open-plan kitchen extends naturally onto the terraces, offering an ideal indoor/outdoor lifestyle.
The outdoor spaces invite you to relax: two sunny terraces, an easy-to-maintain landscaped garden, and a calm, protected atmosphere... a true cocoon all year long.
External insulation, insulated roofing and PVC double-glazed windows ensure optimal thermal comfort.
Located in one of the most sought-after areas of the Bay — between the beaches of Pyla, the town centre of La Teste-de-Buch and quick access to Arcachon — the property enjoys immediate proximity to all amenities.
Grocery shops, restaurants, market, schools, nursery, doctors: everything is just a few minutes' walk away.
La Teste train station is also nearby, allowing easy access to Bordeaux.
This house is perfectly suited as a primary residence thanks to its practical surroundings, nearby shops, schools within walking distance and its layout adapted to family life.
It is also ideal as a secondary home: quick access to the train station, beaches and harbours of the Bay close by, immediate cycling paths, a peaceful atmosphere and modern, easy-to-maintain features.
A prime location and modern comfort: this contemporary home brings together all the qualities sought after on the Bay.
Contact Juliette Rivière for more information.
Energy rating: C (148) – Climate rating: C (27)
Estimated annual energy costs: between €1,490 and €2,060
Sale price: €650,000
Fees of €30,000, representing 4.62%, payable by the seller.
For further information, contact Juliette RIVIERE
Independent Sales Agent
RSAC No. 991 931 205 – RCACO-25-032993
Find all our listings 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:	117.77 m²	Number of rooms:	4 rooms
Number of bedrooms:	3 bedrooms				

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ENERGY PERFORMANCE DIAGNOSIS

Energy performance diagnosis (EPD): C 138

Greenhouse gas emissions (GHG) index: C 27

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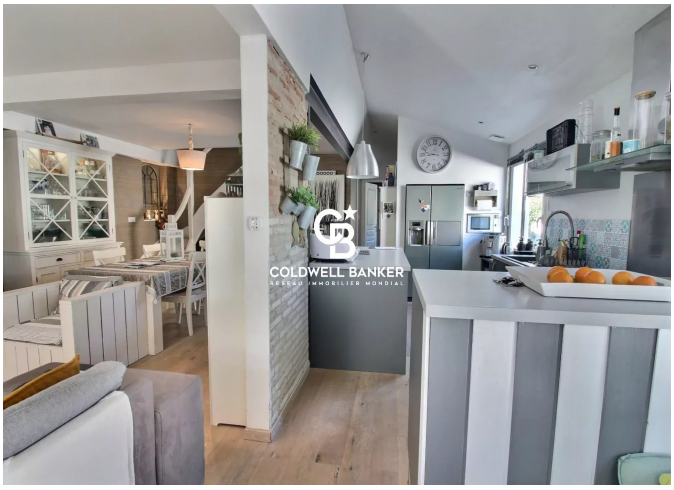

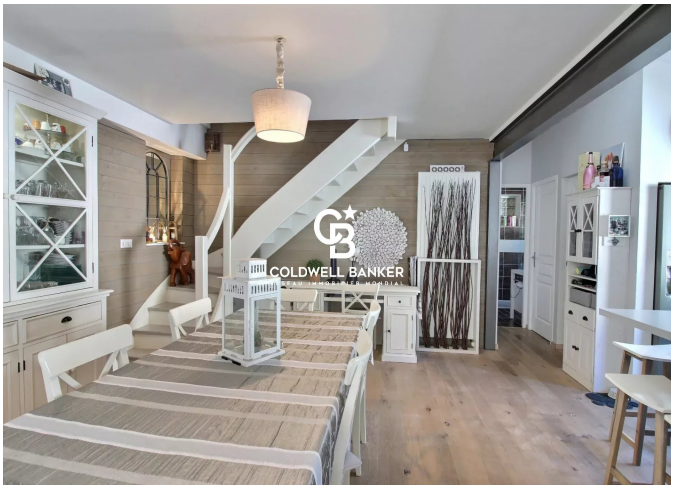

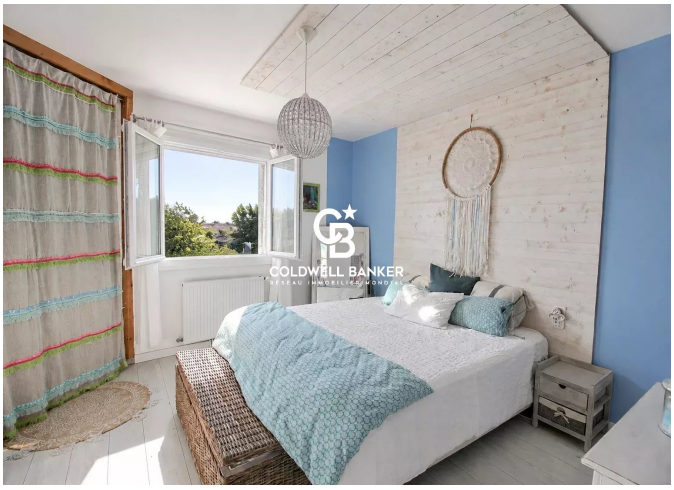





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