COLDWELL BANKER
EUROPA REALTY

House La Teste-de-Buch 157 m²



SALE PRICE : 795 000 €

EMAIL : IMMOBA@COLDWELLBANKER.FR

EXCLUSIVITY

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

PHONE : +33557158881
immoba@coldwellbanker.fr

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DESCRIPTION

Located in a peaceful setting, this lovely detached villa enjoys a pleasant environment with no overlooking neighbors.
The property features a spacious living area with an open-plan kitchen, five bedrooms, two bathrooms, and a dedicated office space — ideal for family life or remote working.

Outdoor amenities include:

A swimming pool

A garden shed

A large garage

Energy performance:

DPE: D (230 kWhEP/m²/year)

GHG: B (7 kg CO_2/m²/year)
Estimated annual energy costs: €2,673 – €3,617 (based on 2021 prices)

Sale price: €875,000 agency fees included

Agency fees: €35,000 incl. VAT (4.17%), payable by the buyer

Net seller price: €840,000

For more information, contact Arnaud FOURTON, Independent Sales Agent
RSAC: 833 157 878 – RCP: AACI/8431/13054

Find all our listings on IMMOBA

Check property risk information at: www.georisques.gouv.fr

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FEATURES

Property type:	House	Area:	157.0 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): D 230

Greenhouse gas emissions (GHG) index: B 7

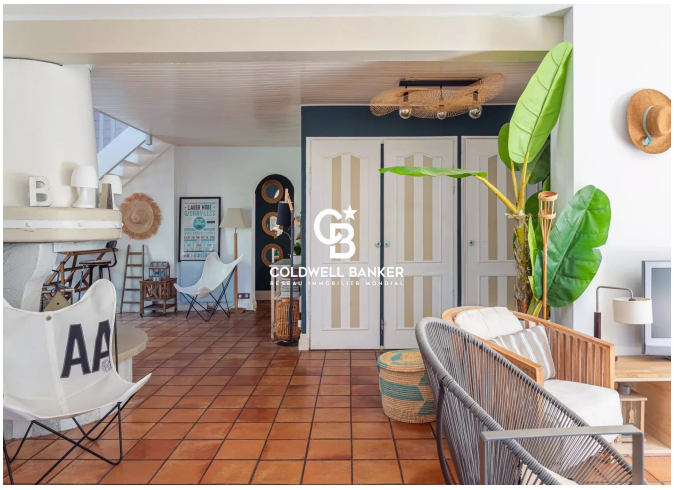
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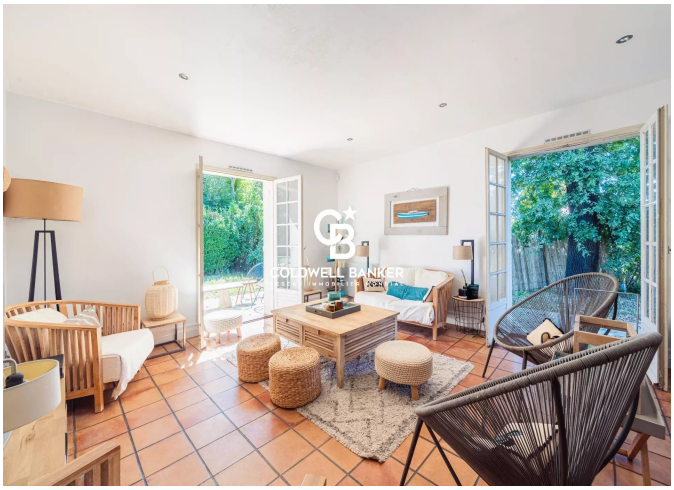












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