COLDWELL BANKER
EUROPA REALTY

House La Teste-de-Buch 186 m²



SALE PRICE : 1 390 000 €

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 superb new villa ideally located in a quiet area with no overlooking neighbours, close to the centre of La Teste-de-Buch, with a surface area of 186 m2 on a 700 m2 plot in second line.

Combining high-quality finishes and materials, this house comprises an entrance with dressing room, a large bright open-plan living area opening onto the south-facing terrace thanks to a 6 m pocket sliding glass door, a pantry, a master suite with shower and bathtub and a bedroom, all on the ground floor.

Up a wooden staircase, a corridor leads to a second master suite with exposed beams, two bedrooms each with a dressing room and a shower room. The upper floor also has an outdoor area with a continuous balcony clad in wood.

Outside, in the heart of a landscaped garden, there is a heated 7 x 3 m pool with a Bali stone-look finish as well as a detached garage.

The villa is equipped with a reversible ducted air-conditioning system with Airzone, aluminium joinery and automated roller shutters.

REDUCED NOTARY FEES

Energy performance rating (DPE): A (20 kWh/m²/year)
Greenhouse gas emissions (GES): A (2 kgCO2/m²/year)

Sale price: €1,390,000 including agency fees (HAI); the fees of €50,000 are payable by the buyer and represent 3.7% of the price.

For more information, contact Céline HARTENSTEIN
Independent Sales Agent
RSAC No. 987 559 929 RCP No. 127 100 479
Find all our listings on IMMOBA

Information on the risks to which this property is exposed is available on request or on the Géorisques website: www.georisques.gouv.fr

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FEATURES

Property type:	House	Area:	186.0 m²	Number of rooms:	6 rooms
Number of bedrooms:	5 bedrooms				

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ENERGY PERFORMANCE DIAGNOSIS

Energy performance diagnosis (EPD): A 20

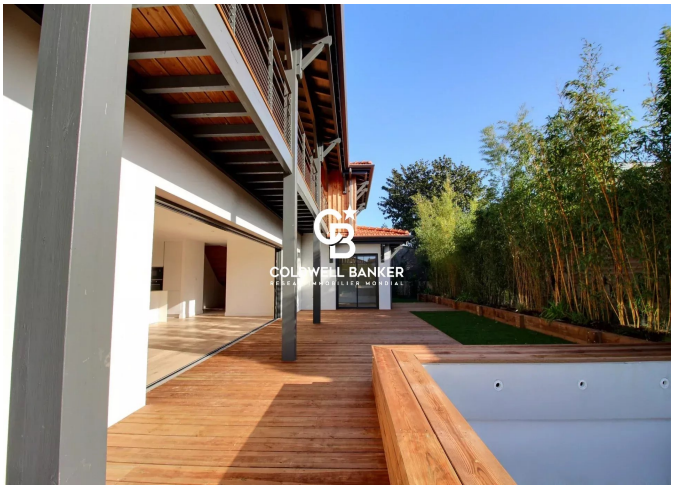
Greenhouse gas emissions (GHG) index: A 2

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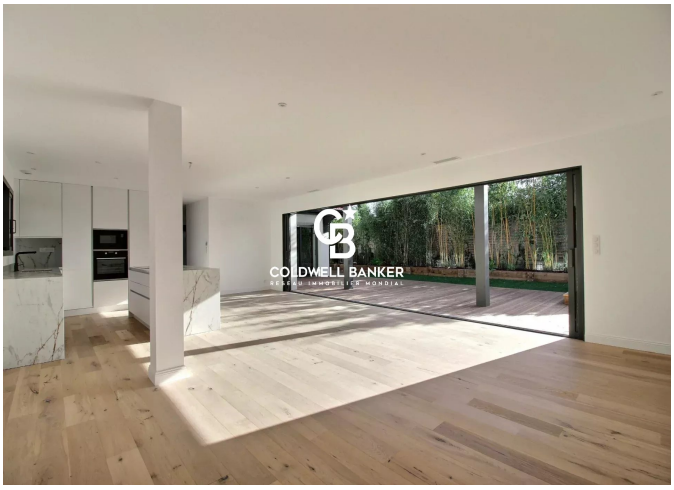
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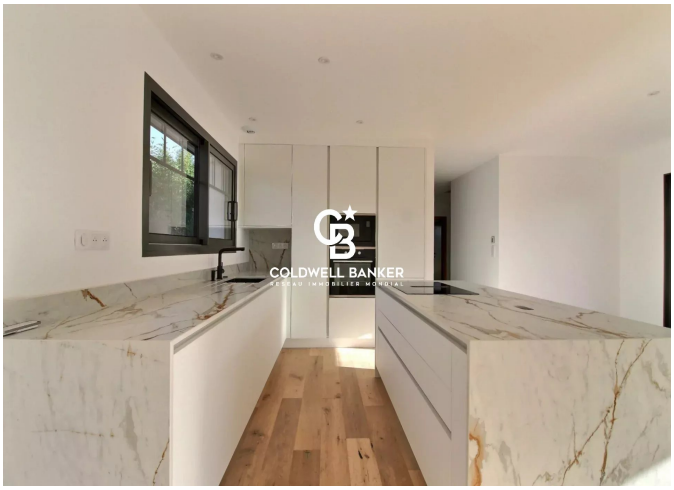
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