COLDWELL BANKER
EUROPA REALTY

House La Teste-de-Buch 230 m²



SALE PRICE : 1 500 000 €

EMAIL : IMMOBA@COLDWELLBANKER.FR

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

PHONE : +33557158881
immoba@coldwellbanker.fr

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DESCRIPTION

This architect-designed villa, located in the town centre of La Teste-de-Buch, is a true gem.

All on one level, it offers 175 m² of living space on a landscaped garden of 2,280 m², with no overlooking neighbours, ensuring privacy and tranquillity while being close to shops.

Bathed in light thanks to its open spaces and generous volumes, it comprises:

- An entrance leading to a living room with a central fireplace and a mezzanine
- A bright office extending from it
- A dining room and an open kitchen that opens onto a sheltered terrace, ideal for outdoor meals
- A scullery, a laundry room and a WC with a separate entrance

The sleeping area includes:

- Two bedrooms each with a mezzanine and a washbasin, sharing a shower room, perfect for children or teenagers
- A third bedroom with a bathroom with shower, bathtub and double sink

In excellent condition, the house is southeast-facing and opens onto a garden with a large swimming pool.

An outbuilding of 140 m² completes the property, including a garage, a cellar and a workshop, offering multiple possibilities, such as accommodating guests or developing a personal project.

This house combines comfort, modernity and serenity — a rare property to discover without delay!

Energy Performance (DPE): 156 kWhEP/m².year (D) and GHG emissions: 32 kg CO2e/m².year (D).
Estimated annual costs: €2,550 and €3,510.

Fees payable by the seller.

For more information contact Daria VLASOVA,
Independent Sales Agent
RSAC No.: 883 973 448 RCP No.: MMA127100479.

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:	230.0 m²	Number of rooms:	7 rooms
Number of bedrooms:	5 bedrooms				

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ENERGY PERFORMANCE DIAGNOSIS

Energy performance diagnosis (EPD): C 156

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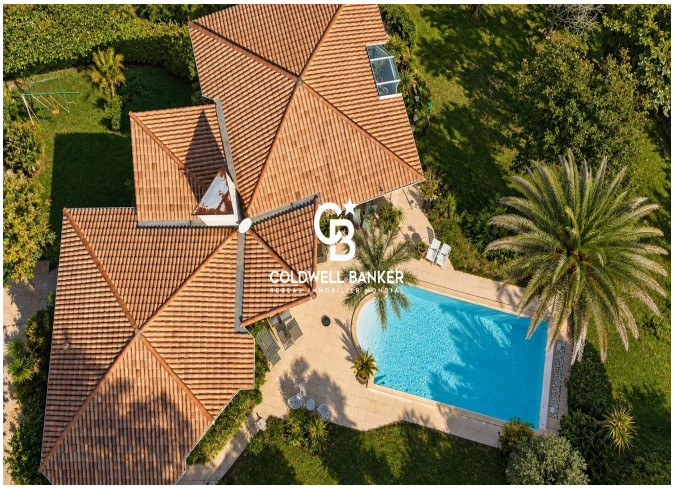









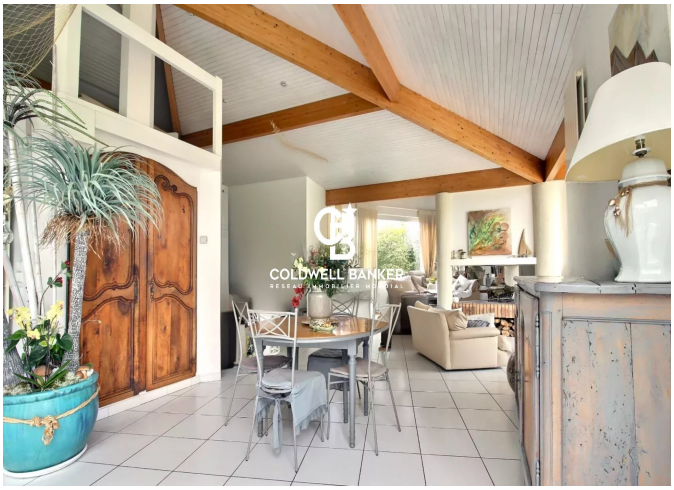

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