COLDWELL BANKER
EUROPA REALTY

House La Teste-de-Buch 236 m²



SALE PRICE : 1 220 000 €

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

EXCLUSIVE,

In a sought-after residential area, in a quiet setting, discover this superb family house from the 1970s, tastefully and fully renovated, offering generous proportions, excellent natural light and a privileged living environment in the immediate vicinity of Arcachon Bay.

Just a few minutes from the center of La Teste-de-Buch and its amenities, this house enjoys a desirable location offering an exceptional quality of life. Arcachon and its station are less than 5 km away, the beaches of Pyla-sur-Mer are a few minutes away, and the golf course and natural areas of the Bay enhance this unique setting.

Built in the 1970s and completely and tastefully renovated, this family home offers approximately 230 m² of living space on a 720 m² plot.

The ground floor opens onto an elegant entrance leading to a large, welcoming living room enhanced by a fireplace, a dining room flooded with light, a separate fully fitted and equipped kitchen, and a master suite with a shower room, designed for everyday comfort. A practical utility room and a guest WC complete this level.

Upstairs, a landing leads to a pleasant mezzanine, ideal for a study or reading area, three comfortable bedrooms and a bathroom.

The outdoor areas perfectly extend the home's lifestyle with a lovely terrace overlooking the garden and pool, providing an ideal setting for entertaining family and friends in privacy.

A garage completes the property.

This warm and elegant property stands out for its careful renovation, its preserved environment and its ideal location.

Price: €1,220,000 (agency fees included), fees payable by the seller.

Energy Performance Certificate (EPC) C (121) – Greenhouse Gas Emissions (GHG) C (21) – previous version.

For more information about this exceptional property, please contact Marina Tonneau.

Find all our properties 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:	236.0 m²	Number of rooms:	5 rooms
Number of bedrooms:	4 bedrooms				

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ENERGY PERFORMANCE DIAGNOSIS

Energy performance diagnosis (EPD): C 121

Greenhouse gas emissions (GHG) index: C 21

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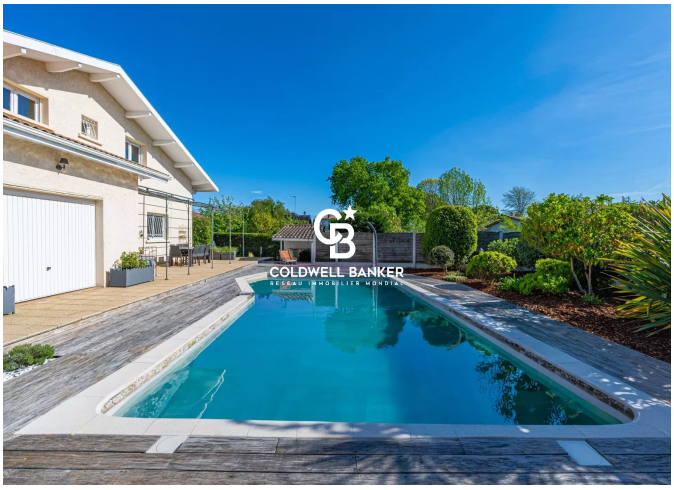











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