COLDWELL BANKER
EUROPA REALTY

House La Teste-de-Buch 240 m²



SALE PRICE : 1 095 000 €

EMAIL : IMMOBA@COLDWELLBANKER.FR

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

PHONE : +33557158881
immoba@coldwellbanker.fr

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DESCRIPTION

Nestled on a spacious, poolable plot at the gateway to Pyla and surrounded by greenery, this traditional villa offers significant potential and generous living spaces, with a total habitable surface of 240 m².

The main level, all on one floor, includes:

A bright and spacious living room with triple exposure

A large separate kitchen

Four bedrooms with built-in wardrobes and French doors

Two bathrooms

A veranda opening onto the south-facing garden

The lower level houses a separate apartment with:

Two bedrooms

A kitchen

A utility room

A shower room

This property also offers substantial usable space, including:

A 90 m² double garage

A large cellar

A garden shed for tool storage

A perfect family home or multi-generational residence with great renovation or layout potential in a calm and green setting.

Energy rating: C (121 kWh/m²/year)

GHG rating: C (22 kg CO_2/m²/year)

Estimated annual energy costs: €2,650 – €3,640

Sale price: €1,095,000 (agency fees included)
Agency fees payable by the seller

For more information, contact Céline HARTENSTEIN, Independent Sales Agent
RSAC No. 987 559 929 – RCP No. 127 100 479

Discover all our listings on IMMOBA.
Risk information available upon request or at www.georisques.gouv.fr

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FEATURES

Property type:	House	Area:	240.0 m²	Number of rooms:	7 rooms
Number of bedrooms:	6 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): C 121

Greenhouse gas emissions (GHG) index: C 22

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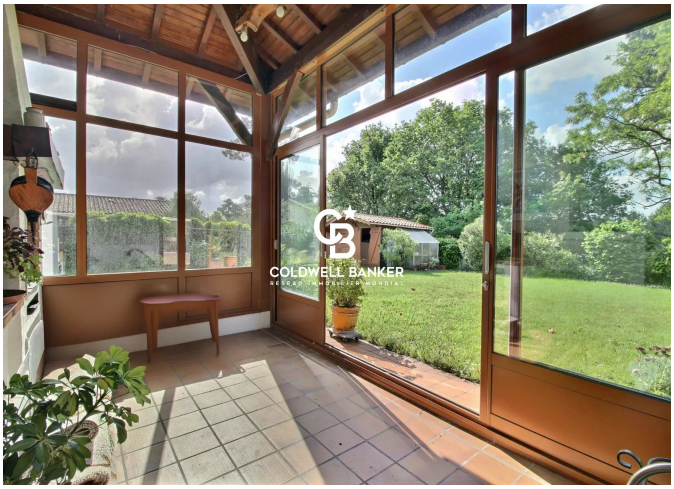





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