COLDWELL BANKER
EUROPA REALTY

House Le Teich 150 m²



SALE PRICE : 680 550 €

EMAIL : IMMOBA@COLDWELLBANKER.FR

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

PHONE : +33557158881
immoba@coldwellbanker.fr

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DESCRIPTION

Coldwell Banker Immoba Realty, Arcachon real estate agency, presents: IN LE TEICH

Quiet but close to amenities, it is in a green cocoon that you will discover this detached house of approximately 150 m² on a magnificent plot of over 1,700 m² including a wooded area. The property comprises a main house as well as a fitted out outbuilding allowing you to host family and friends autonomously.

Highlights: a proper entrance, a beautiful bright living room with its central fireplace and a view over the superb garden and the pool, potential for 5 bedrooms, 3 shower rooms and 3 WCs, a dressing room, plenty of storage, a garage with mezzanine and an office corner, outbuildings...

Outside, a heated saltwater pool, a drilled well with programmable automatic irrigation, a loggia and a terrace for convivial moments in complete privacy, as well as numerous outbuildings, complete this very fine property.

A very attractive opportunity on the basin, for nature lovers.
For a visit, this way:

Stéphanie GUEBEL, independent sales agent. RSAC 892 794 124 - RCP 127 100 479

DPE C (165 kWhEP/m².year). GES B (6 kg CO2e/m².year)
Estimated annual energy costs: €1,510 - €2,080

Price €680,550, fees payable by the seller.
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:	150.0 m²	Property tax:	€1.00
Number of rooms:	6 rooms	Number of bedrooms:	5 bedrooms		

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ENERGY PERFORMANCE DIAGNOSIS

Energy performance diagnosis (EPD): C 165

Greenhouse gas emissions (GHG) index: B 6

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