

Maison La Teste-de-Buch 145 m²



PRIX DE VENTE : 749 000 €

EMAIL : IMMOBA@COLDWELLBANKER.FR

DESCRIPTION

200 metres from the shops in a quiet area, in the town centre of La Teste, villa in perfect condition of 145 m².

Built on two levels, it is arranged around a large, light-filled living room, extended by an open kitchen and large bay windows that open directly onto the garden.

The landscaped plot of 277 m², equipped with an automatic irrigation system, is enhanced by a sun-exposed wooden terrace.

The sleeping area comprises 4 bedrooms and 3 shower rooms with WC, ideally laid out for the comfort of the whole family. A dressing room completes the layout.

Enclosed garage and 2 private parking spaces.

Sale price: €749,000 including €29,000 buyer's fees, i.e. 4% of the price.

Plans, full file and viewings by appointment with Arnaud Fourton.

For more information contact Arnaud Fourton, Independent Sales Agent
RSAC No.: 833 157 878 RCP No.: AACI/8431/13054.

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

DPE C (125) GES A (4) Estimated annual costs: between €1,670 and €2,290 per year.

CARACTÉRISTIQUES

Type de bien :	Maison	Surface :	145.0 m ²	NB de pièces :	5 rooms
NB de chambres :	4 bedrooms				

Les informations sur les risques auxquels ce bien est exposé sont disponibles sur le site Géorisques : www.georisques.gouv.fr

DIAGNOSTIC DE PERFORMANCE ÉNERGÉTIQUE

Diagnostic de performance énergétique (DPE) : C 124

Indice d'émission de gaz à effet de serre (GES) : A 4



COLDWELL BANKER
EUROPA REALTY



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



TÉL : +33557158881
immoba@coldwellbanker.fr