

Maison La Teste-de-Buch 157 m²



PRIX DE VENTE : 875 000 €

EMAIL : IMMOBA@COLDWELLBANKER.FR

EXCLUSIVITÉ

DESCRIPTION

Located in a peaceful setting, this lovely detached villa enjoys a pleasant environment with no overlooking neighbors.

The property features a spacious living area with an open-plan kitchen, five bedrooms, two bathrooms, and a dedicated office space — ideal for family life or remote working.

Outdoor amenities include:

A swimming pool

A garden shed

A large garage

Energy performance:

DPE: D (230 kWhEP/m²/year)

GHG: B (7 kg CO₂/m²/year)

Estimated annual energy costs: €2,673 – €3,617 (based on 2021 prices)

Sale price: €875,000 agency fees included

Agency fees: €35,000 incl. VAT (4.17%), payable by the buyer

Net seller price: €840,000

For more information, contact Arnaud FOURTON, Independent Sales Agent

RSAC: 833 157 878 – RCP: AACI/8431/13054

Find all our listings on IMMOBA

Check property risk information at: www.georisques.gouv.fr

CARACTÉRISTIQUES

Type de bien :	Maison	Surface :	157.0 m ²	NB de pièces :	6 rooms
NB de chambres :	5 bedrooms				

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

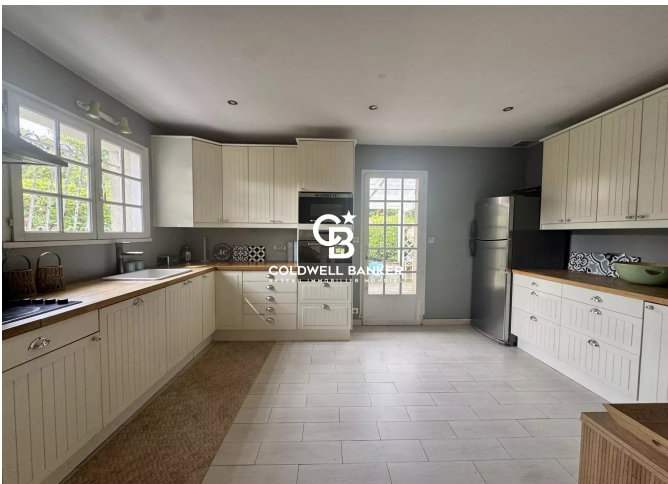
DIAGNOSTIC DE PERFORMANCE ÉNERGÉTIQUE

Diagnostic de performance énergétique (DPE) : D 230

Indice d'émission de gaz à effet de serre (GES) : B 7



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