

Maison La Teste-de-Buch 158 m²



PRIX DE VENTE : 799 000 €

EMAIL : IMMOBA@COLDWELLBANKER.FR

DESCRIPTION

Ideally located in a quiet residential area of La Teste-de-Buch, this newly built family villa (2024) offers high-quality living just minutes from Arcachon and Pyla-sur-Mer.

The property features a bright 65 m² living space opening onto a landscaped garden, as well as 4 bedrooms, including a 25 m² ground-floor master suite.

Set in a calm environment and close to all amenities, this home provides an ideal lifestyle, combining tranquility, comfort, and proximity to the coast.

Energy performance:

DPE: A (27 kWhEP/m²/year)

GHG: A (1 kg CO₂/m²/year)

Estimated annual energy costs: €420 – €600 (based on 2021 prices)

Asking price: €900,000 agency fees included

Agency fees: €30,000 incl. VAT (3.4%), payable by the buyer

Net seller price: €870,000

For more information, contact Daria VLASOVA, Independent Sales Agent

RSAC No. 883 973 448 – RCP No. MMA127100479

Find all our listings on IMMOBA

Check natural, mining, and technological risks for this property at: www.georisques.gouv.fr

CARACTÉRISTIQUES

Type de bien :	Maison	Surface :	158.0 m ²	NB de pièces :	6 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

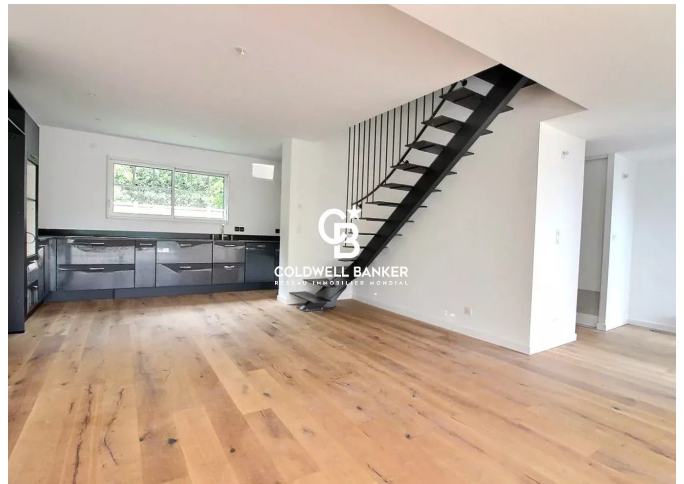
DIAGNOSTIC DE PERFORMANCE ÉNERGÉTIQUE

Diagnostic de performance énergétique (DPE) : A 27

Indice d'émission de gaz à effet de serre (GES) : A 1



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