

Maison La Teste-de-Buch 232 m<sup>2</sup>

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SALE PRICE : 1 585 000 €

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## DESCRIPTION

This architect-designed villa, located in the town centre of La Teste-de-Buch, is a true gem.

All on one level, it offers 175 m<sup>2</sup> of living space on a landscaped garden of 2,280 m<sup>2</sup>, with no overlooking neighbours, ensuring privacy and tranquillity while being close to shops.

Bathed in light thanks to its open spaces and generous volumes, it comprises:

- An entrance leading to a living room with a central fireplace and a mezzanine
- A bright office extending from it
- A dining room and an open kitchen that opens onto a sheltered terrace, ideal for outdoor meals
- A scullery, a laundry room and a WC with a separate entrance

The sleeping area includes:

- Two bedrooms each with a mezzanine and a washbasin, sharing a shower room, perfect for children or teenagers
- A third bedroom with a bathroom with shower, bathtub and double sink

In excellent condition, the house is southeast-facing and opens onto a garden with a large swimming pool.

An outbuilding of 140 m<sup>2</sup> completes the property, including a garage, a cellar and a workshop, offering multiple possibilities, such as accommodating guests or developing a personal project.

This house combines comfort, modernity and serenity — a rare property to discover without delay!

Energy Performance (DPE): 156 kWhEP/m<sup>2</sup>.year (D) and GHG emissions: 32 kg CO<sub>2</sub>e/m<sup>2</sup>.year (D).  
Estimated annual costs: €2,550 and €3,510.

Fees payable by the seller.

For more information contact Daria VLASOVA,  
Independent Sales Agent  
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Information on the risks (natural, mining, technological) to which this property is exposed is available on the Géorisques website: [georisques.gouv.fr](https://georisques.gouv.fr).

## FEATURES

|                     |            |       |                      |                  |         |
|---------------------|------------|-------|----------------------|------------------|---------|
| Property type:      | Maison     | Area: | 232.0 m <sup>2</sup> | Number of rooms: | 7 rooms |
| Number of bedrooms: | 5 bedrooms |       |                      |                  |         |

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## ENERGY PERFORMANCE DIAGNOSIS

Energy performance diagnosis (EPD): C 156

