

Maison La Teste-de-Buch 240 m<sup>2</sup>

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SALE PRICE : 1 095 000 €

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## DESCRIPTION

Nestled on a spacious, poolable plot at the gateway to Pyla and surrounded by greenery, this traditional villa offers significant potential and generous living spaces, with a total habitable surface of 240 m<sup>2</sup>.

The main level, all on one floor, includes:

A bright and spacious living room with triple exposure

A large separate kitchen

Four bedrooms with built-in wardrobes and French doors

Two bathrooms

A veranda opening onto the south-facing garden

The lower level houses a separate apartment with:

Two bedrooms

A kitchen

A utility room

A shower room

This property also offers substantial usable space, including:

A 90 m<sup>2</sup> double garage

A large cellar

A garden shed for tool storage

A perfect family home or multi-generational residence with great renovation or layout potential in a calm and green setting.

Energy rating: C (121 kWh/m<sup>2</sup>/year)

GHG rating: C (22 kg CO<sub>2</sub>/m<sup>2</sup>/year)

Estimated annual energy costs: €2,650 – €3,640

Sale price: €1,095,000 (agency fees included)

Agency fees payable by the seller

For more information, contact Céline HARTENSTEIN, Independent Sales Agent

RSAC No. 987 559 929 – RCP No. 127 100 479

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Risk information available upon request or at [www.georisques.gouv.fr](http://www.georisques.gouv.fr)

## FEATURES

|                     |            |       |                      |                  |         |
|---------------------|------------|-------|----------------------|------------------|---------|
| Property type:      | Maison     | Area: | 240.0 m <sup>2</sup> | Number of rooms: | 7 rooms |
| Number of bedrooms: | 6 bedrooms |       |                      |                  |         |

Information on the risks to which this property is exposed is available on the Géorisques website: [www.georisques.gouv.fr](http://www.georisques.gouv.fr)

## ENERGY PERFORMANCE DIAGNOSIS

Energy performance diagnosis (EPD): C 121

Greenhouse gas emissions (GHG) index: C 22

