

Maison La Teste-de-Buch 117 m²



PRIX DE VENTE : 1 695 000 €

EMAIL : IMMOBA@COLDWELLBANKER.FR

DESCRIPTION

In the heart of Pyla-sur-Mer, set in second line and just 20 metres from the beach, this villa of approximately 117 m² of living space sits on a landscaped plot of 473 m².

Set in a green, preserved environment, away from the hustle and bustle, it enjoys a rare tranquility for such proximity to the basin.

Built over two levels, it is arranged around a spacious, light-filled living area extended by a sitting room and a separate kitchen.

Large openings invite natural light and create a harmonious connection with the garden.

The sleeping area comprises four bedrooms, each with its own private bathroom — four bathrooms in total — offering exceptional comfort for both family life and hosting guests.

€1,695,000 — Fees payable by the buyer of €80,000 included in the listed price, i.e. 4.72%.

Floor plan, full dossier and viewings by appointment with Arnaud Fourton.

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

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Information about the risks (natural, mining, technological) to which this property is exposed is available on the Géorisques website: georisques.gouv.fr.

Energy performance rating (DPE): D (225) GHG emissions (GES): D (49)

Estimated annual costs: between €2,260 and €3,100 per year.

CARACTÉRISTIQUES

Type de bien :	Maison	Surface :	117.0 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) : D 225

Indice d'émission de gaz à effet de serre (GES) : D 49



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