

Maison La Teste-de-Buch 125 m²



PRIX DE VENTE : 1 750 000 €

EMAIL : IMMOBA@COLDWELLBANKER.FR

DESCRIPTION

Coldwell Banker Immoba Realty presents a charming, typically Pyla-style villa located just 300 metres from the Bay, tucked away from view in absolute tranquillity. This traditional Landaise home offers a privileged lifestyle, combining serenity with immediate proximity to the water.

With a total surface area of approximately 155 m², the property includes 5 bedrooms and 3 bathrooms, making it perfect for hosting family and friends. A veranda extends the living space outdoors—ideal for enjoying warm evenings.

Set on a flat 900 m² plot, the home is pool-ready and offers the possibility for vertical extension, allowing you to tailor the property to your lifestyle and preferences.

Thanks to its exceptional location, just 300 metres from the beach, this home represents a unique opportunity to personalize a property in one of Pyla's most peaceful settings.

Energy rating: E (270 kWh/m²/year)

GHG rating: B (10 kg CO₂/m²/year)

Estimated annual energy costs: between €3,100 and €4,230

Price: €1,750,000 (agency fees included)

Agency fees of €80,000 (4.79%) payable by the buyer

For more information about this exceptional property, please contact Marina Tonneau.

Discover all our listings on IMMOBA.

This property is subject to the following MTN risks: forest fire, coastal erosion.

Risk information is available upon request or on the Géorisques website: www.georisques.gouv.fr

CARACTÉRISTIQUES

Type de bien :	Maison	Surface :	125.0 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

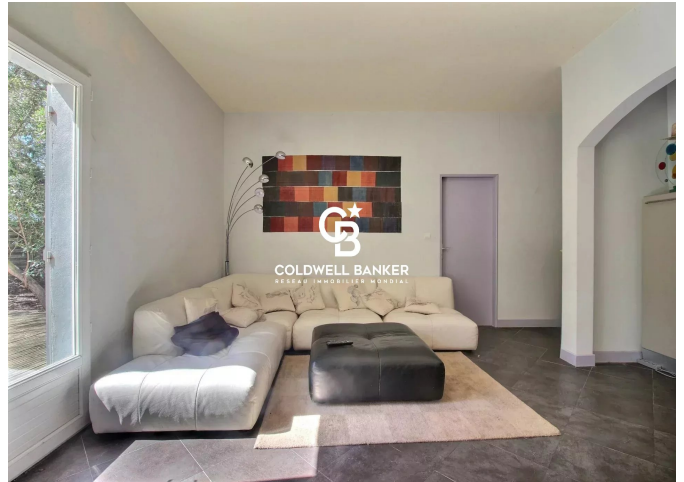
DIAGNOSTIC DE PERFORMANCE ÉNERGÉTIQUE

Diagnostic de performance énergétique (DPE) : E 270

Indice d'émission de gaz à effet de serre (GES) : B 10



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