

Maison La Teste-de-Buch 131 m<sup>2</sup>

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PRIX DE VENTE : 1 680 000 €

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## DESCRIPTION

Nestled on the highly sought-after heights of Pyla-sur-Mer, in a peaceful, green, and residential setting, this single-story house of approximately 131 m<sup>2</sup> offers a privileged living environment in the heart of the Arcachon Bay.

Built in 1979, the house opens onto a bright and welcoming living space, comprising a living room with fireplace and a dining area. An independent kitchen and a pantry complete the main living area.

The sleeping area features four bedrooms. The east-facing master suite includes its own shower room and dressing area. A family bathroom and a guest WC complete this space dedicated to family and visitors.

Set on a beautiful, landscaped plot of approximately 1,000 m<sup>2</sup>, the property enjoys a well-maintained garden. The swimming pool benefits from full sun throughout the day. A covered terrace allows you to fully enjoy the outdoors. A garage completes the property.

This property offers great potential for renovation or modernization, with possibilities for extension. It is located in one of the most sought-after areas of Pyla-sur-Mer, close to the beaches and local amenities.

A rare opportunity in a privileged setting.

Price: €1,680,000 including agency fees, payable by the seller.

DPE C (110) GHG C (21)

Estimated annual energy costs for the property: between €1,431 and €1,937 per year.

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

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This property is exposed to the following natural hazards: land movement and forest fire. Information regarding natural, mining, and technological risks for this property is available on the Géorisques website: [georisques.gouv.fr](http://georisques.gouv.fr)

## CARACTÉRISTIQUES

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Type de bien :	Maison	Surface :	131.0 m <sup>2</sup>	NB de pièces :	5 rooms
NB de chambres :	4 bedrooms				

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Les informations sur les risques auxquels ce bien est exposé sont disponibles sur le site Géorisques : [www.georisques.gouv.fr](http://www.georisques.gouv.fr)

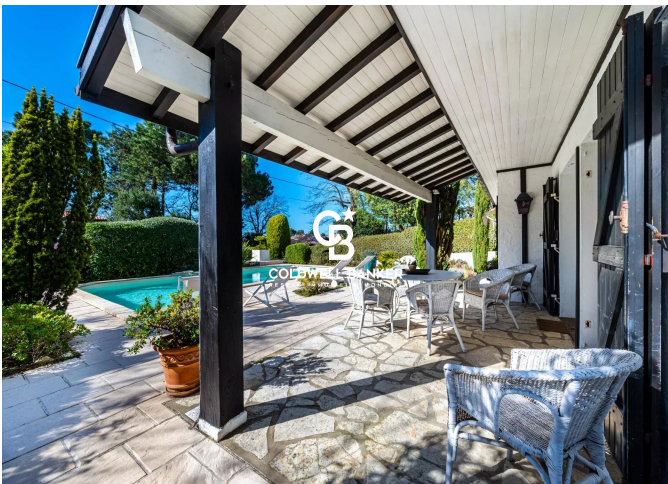
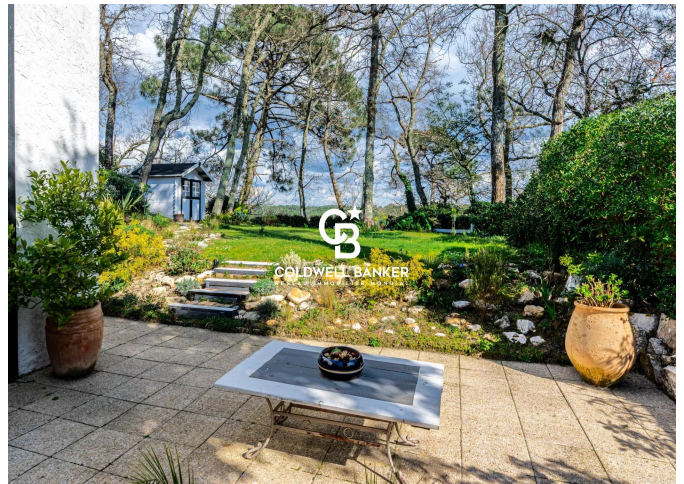
## DIAGNOSTIC DE PERFORMANCE ÉNERGÉTIQUE

Diagnostic de performance énergétique (DPE) : C 107

Indice d'émission de gaz à effet de serre (GES) : C 21



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