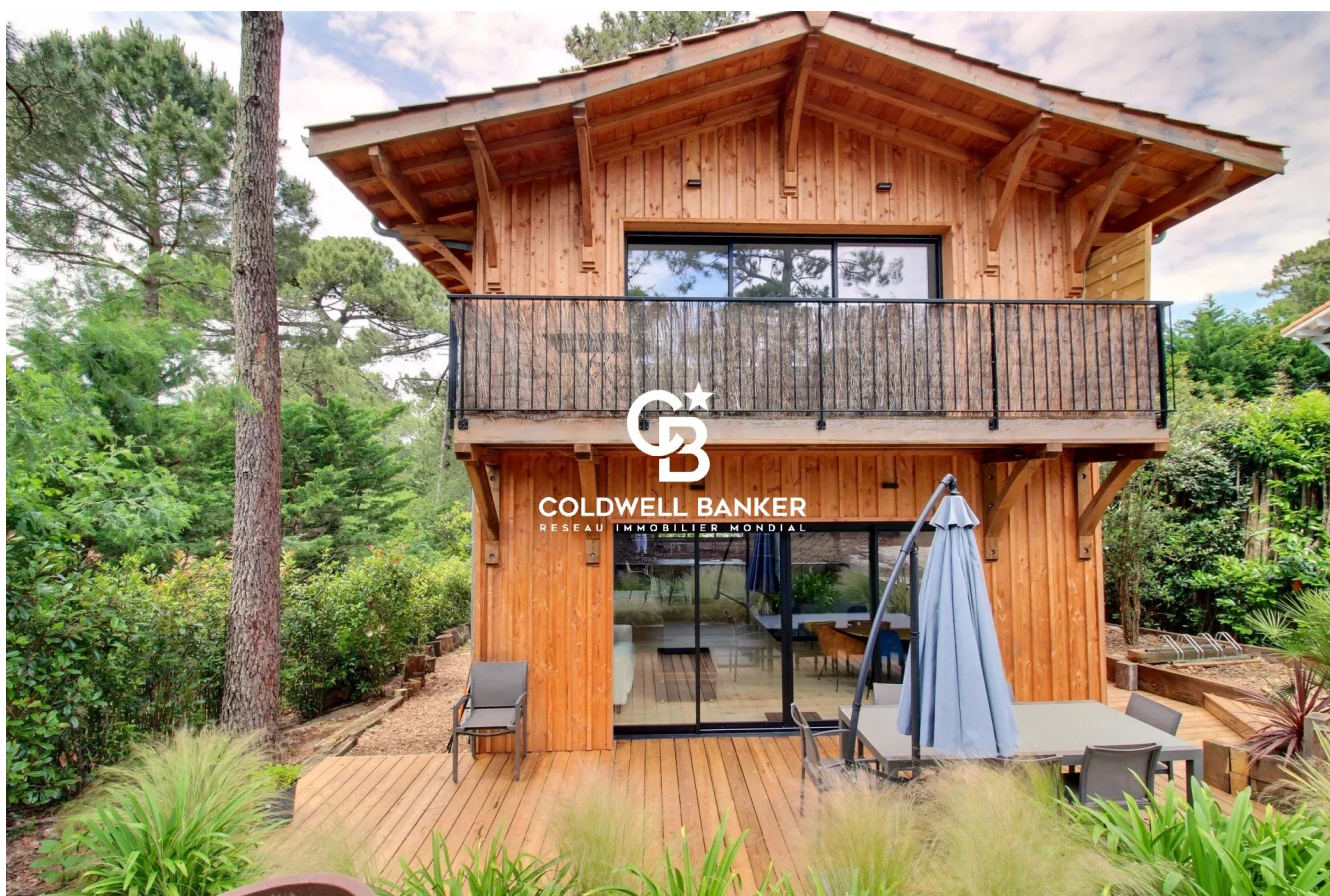


Maison La Teste-de-Buch 134 m<sup>2</sup>

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PRIX DE VENTE : 1 495 000 €

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EMAIL : [IMMOBA@COLDWELLBANKER.FR](mailto:IMMOBA@COLDWELLBANKER.FR)

## DESCRIPTION

Magnificent location for this villa of approximately 134 m<sup>2</sup> situated 200 m from the beach and shops.

The new timber-frame villa was built in 2023 on a beautiful landscaped plot of approximately 480 m<sup>2</sup> facing southwest.

It features a lovely through living area with an open kitchen, 4 bedrooms and 3 shower rooms.

Plot suitable for a swimming pool.

Ideal living environment within a sought-after neighborhood of Pyla-sur-Mer with walking access to the beach.

DPE 32 kWhEP/m<sup>2</sup>.year (A), GES 1 kg CO<sub>2</sub>/m<sup>2</sup>.year (A)

Estimated annual energy costs for the property: between €520 and €750

Sale price: €1,495,000 Agency fees included, payable by the seller.

For more information contact Daria VLASOVA,

Independent Sales Agent

RSAC number: 883 973 448 RCP number: MMA127100479.

Find all our properties on IMMOBA.

## CARACTÉRISTIQUES

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Type de bien :	Maison	Surface :	134.0 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) : A 32

Indice d'émission de gaz à effet de serre (GES) : A 1



**COLDWELL BANKER**  
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