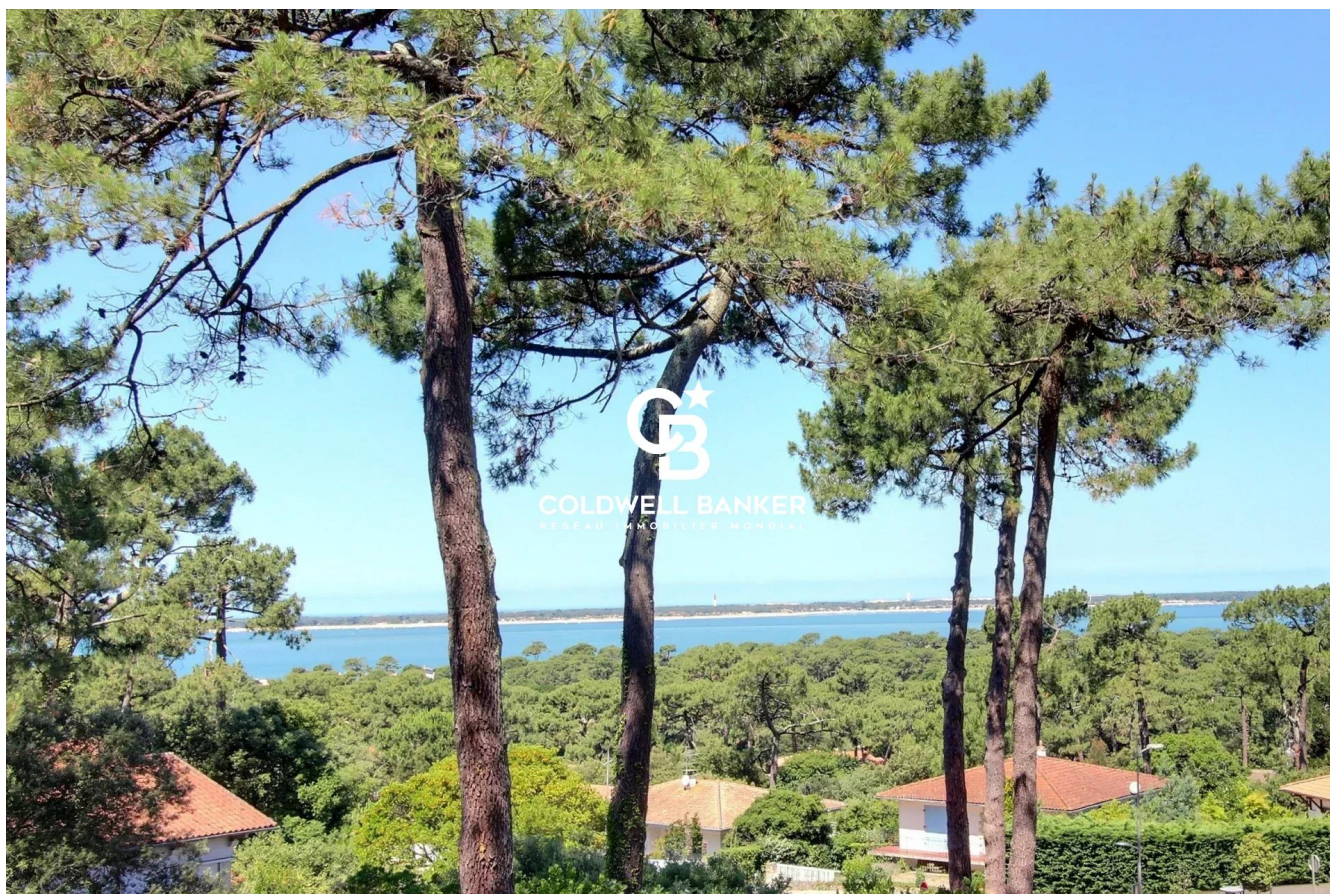


Maison La Teste-de-Buch 162 m²



PRIX DE VENTE : 2 496 000 €

EMAIL : IMMOBA@COLDWELLBANKER.FR

DESCRIPTION

Villa with panoramic views over the Arcachon Bay, located in one of the most sought-after areas of Pyla, within a private gated estate.

Approx. 70 sqm reception area with fireplace, high ceilings and access to a terrace overlooking the Bay. Separate fully fitted kitchen with pantry.

4 bedrooms, including 2 on the ground floor with pool views. 1 bathroom, 1 shower room. Underfloor heating on the ground floor.

130 sqm basement with double motorized garage, wine cellar, pool equipment room and storage areas. 2 outdoor parking spaces.

Landscaped garden with infinity pool and south-facing wooden terraces.

Contact Juliette Rivière for further information.

EPC rating: C (114) – GHG: A (4)

Estimated annual energy costs:

Sale price: €2,800,000

Agency fees of €100,000 (3.7%) payable by the buyer.

For further information, please contact Juliette RIVIÈRE

Independent Sales Agent

RSAC No. 991 931 205 – RCACO-25-032993

View all our properties on IMMOBA.

Information on natural, mining and technological risks affecting this property is available on the Géorisques website: georisques.gouv.fr

CARACTÉRISTIQUES

Type de bien :	Maison	Surface :	162.0 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

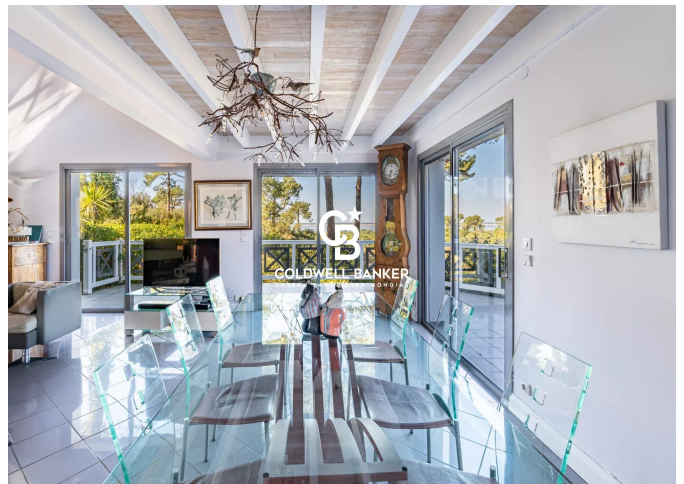
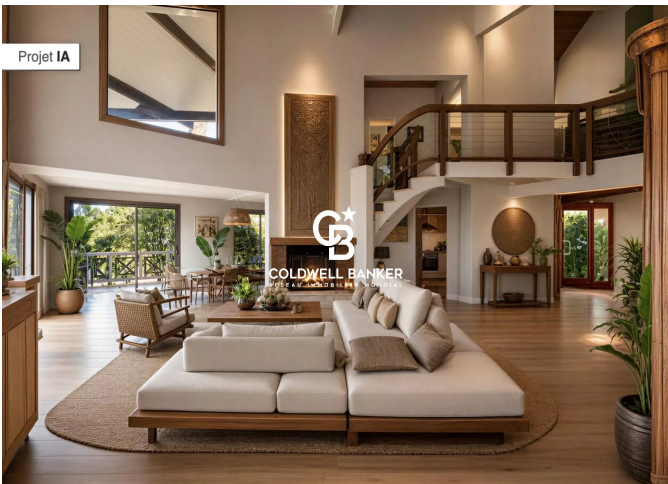
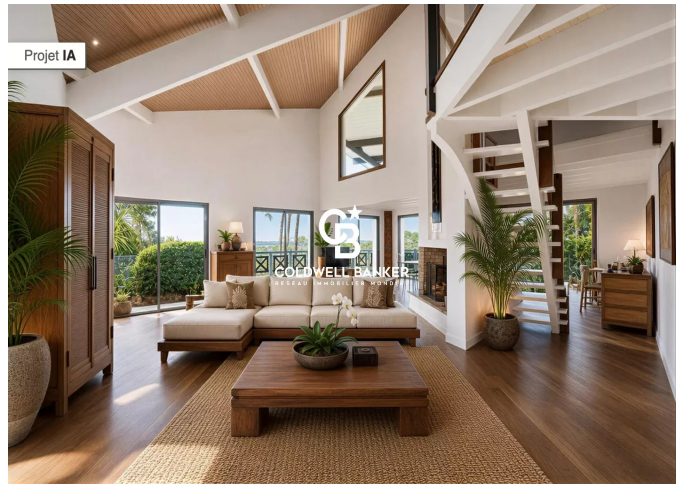
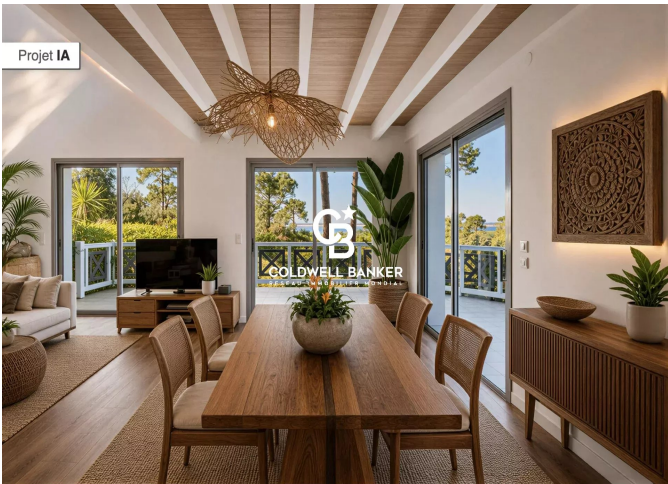
DIAGNOSTIC DE PERFORMANCE ÉNERGÉTIQUE

Diagnostic de performance énergétique (DPE) : C 114

Indice d'émission de gaz à effet de serre (GES) : A 4



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