

Maison La Teste-de-Buch 171 m²



PRIX DE VENTE : 2 625 000 €

EMAIL : IMMOBA@COLDWELLBANKER.FR

DESCRIPTION

In a prime setting just a few steps from the beach, this Gaume villa of approximately 171 m² offers beautiful sea views.

On the main level, you will find a living room with a fireplace, an open kitchen and a dining room opening onto large covered terraces, as well as an entrance hall, a walk-in closet and 2 bedrooms, including a primary suite.

The garden level features 3 bedrooms, including 2 suites opening onto wide terraces and the pool.

The property offers generous volumes and a harmonious layout, built with taste and high-quality materials.

A garage completes this rare offering.

Energy performance:

DPE: 130.26 kWhEP/m²/year (C) / GES: 26 kg CO₂/m²/year (C)

Estimated annual energy costs: between €1,520 and €2,090.

Sale price: €2,990,000 (agency fees included).

Agency fees of €140,000 (5%) are payable by the buyer.

For further information, please contact Daria VLASOVA,
Independent Sales Agent
RSAC No. 883 973 448 – RCP No. MMA127100479.

Find all our properties on IMMOBA.

Information on the risks to which this property is exposed is available on request or on the Géorisques website: www.georisques.gouv.fr

CARACTÉRISTIQUES

Type de bien :	Maison	Surface :	171.0 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

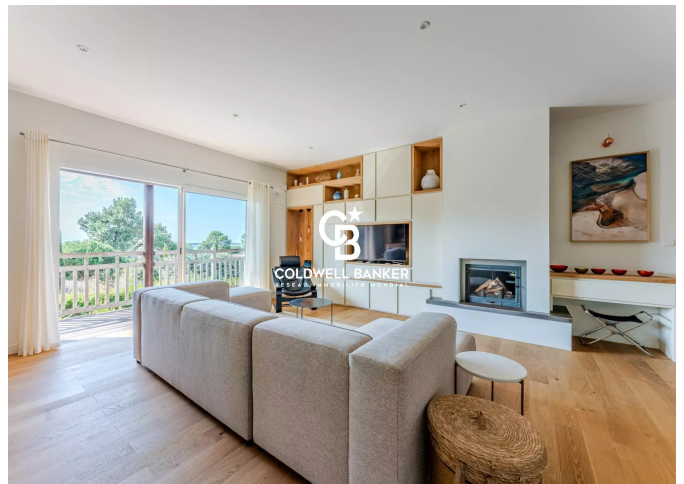
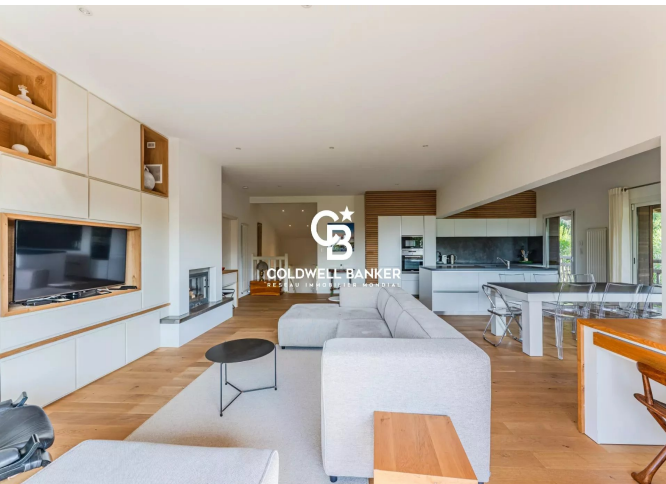
DIAGNOSTIC DE PERFORMANCE ÉNERGÉTIQUE

Diagnostic de performance énergétique (DPE) : C 130

Indice d'émission de gaz à effet de serre (GES) : C 26



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