

Maison La Teste-de-Buch 177 m²



PRIX DE VENTE : 1 770 000 €

EMAIL : IMMOBA@COLDWELLBANKER.FR

DESCRIPTION

This charming family home of approximately 177 m² enjoys an exceptional location in a quiet, sought-after area of Pyla-sur-Mer, just 300 metres from the beach and local shops.

On the ground floor, you'll find 3 bedrooms, a separate kitchen, and a cathedral-style living room opening onto a south-west facing garden of around 900 m², offering privacy and sunshine.

The upper floor features a spacious mezzanine and a 4th bedroom with its own bathroom.

A large garden level offers the potential to create a 5th bedroom.

The home's typical Pyla charm, its immediate proximity to the beach, and its development potential make this a rare opportunity.

Energy rating: F (322 kWh/m²/year)

GHG rating: F (51 kg CO₂/m²/year)

Estimated annual energy costs: between €2,583 and €3,495

Agency fees payable by the seller.

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

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Information regarding natural, mining, or technological risks for this property is available upon request or on the Géorisques website: www.georisques.gouv.fr

CARACTÉRISTIQUES

Type de bien :	Maison	Surface :	177.0 m ²	Taxe foncière :	€2.00
NB de pièces :	7 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

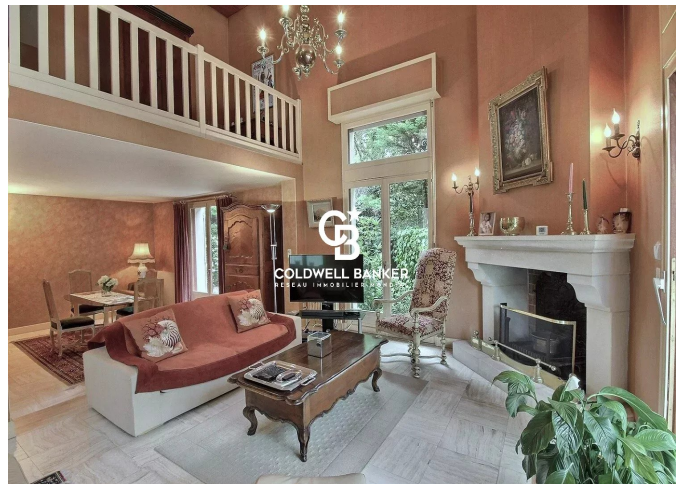
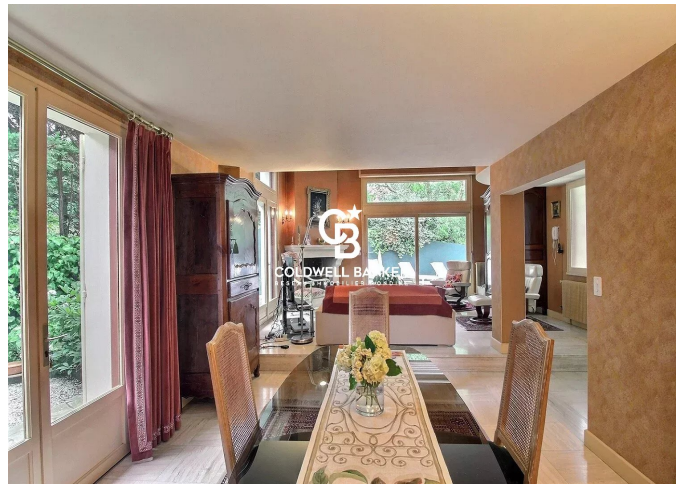
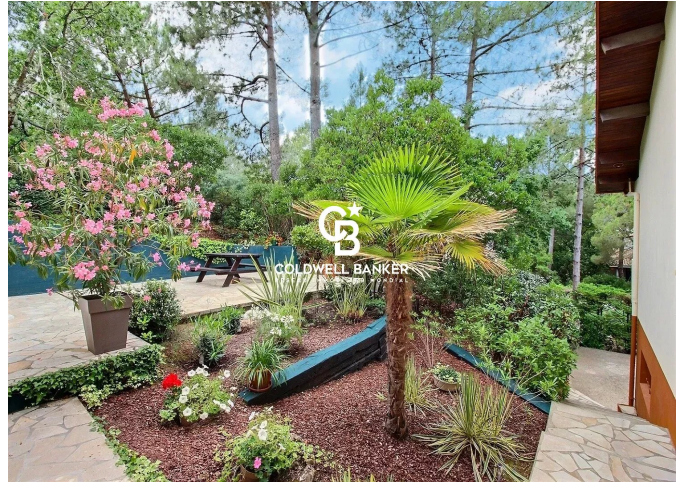
DIAGNOSTIC DE PERFORMANCE ÉNERGÉTIQUE

Diagnostic de performance énergétique (DPE) : E 322

Indice d'émission de gaz à effet de serre (GES) : F 71



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