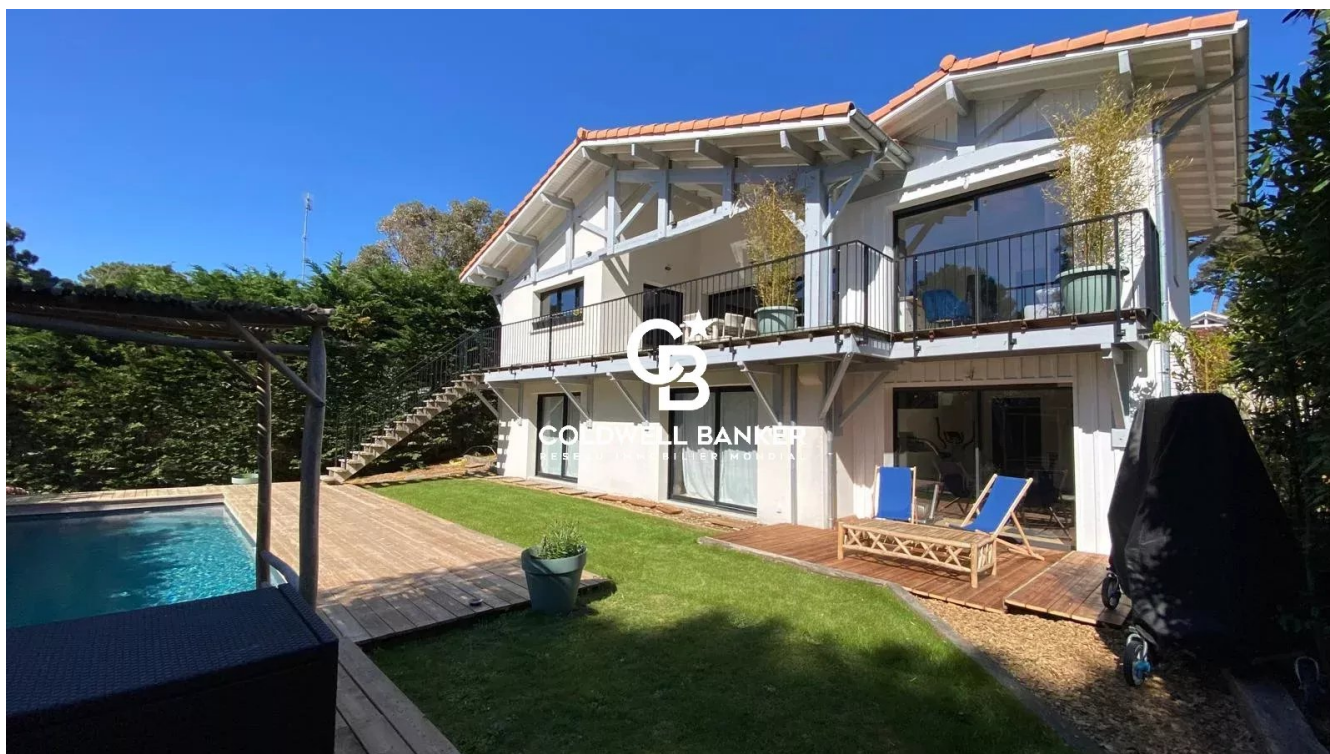


Maison La Teste-de-Buch 184 m²



PRIX DE VENTE : 1 995 000 €

EMAIL : IMMOBA@COLDWELLBANKER.FR

DESCRIPTION

Exceptional location for this fully renovated villa of approximately 184 m² with 5 bedrooms.

Located in a quiet and highly sought-after neighborhood, just 300 meters from the beach, it offers a spacious, light-filled living area enhanced by a cathedral-style lounge and an open, fully equipped kitchen. The space flows harmoniously onto a 25 m² covered terrace with a view of the pine trees.

Energy performance rating: 154.4 kWhEP/m².year (C) | GHG: 4 kg CO₂/m².year (A)
Estimated annual energy costs: between €1,640 and €2,290

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

Find all our properties on IMMOBA.

Information on the risks (natural, mining, technological) to which this property is exposed is available on the Géorisques website: georisques.gouv.fr

CARACTÉRISTIQUES

Type de bien :	Maison	Surface :	184.0 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

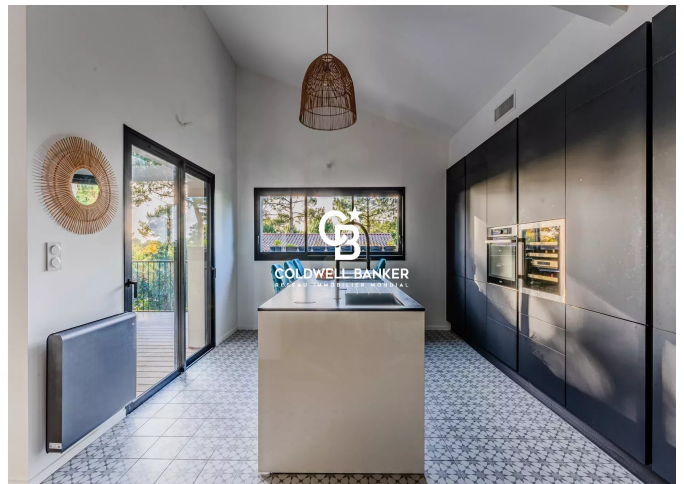
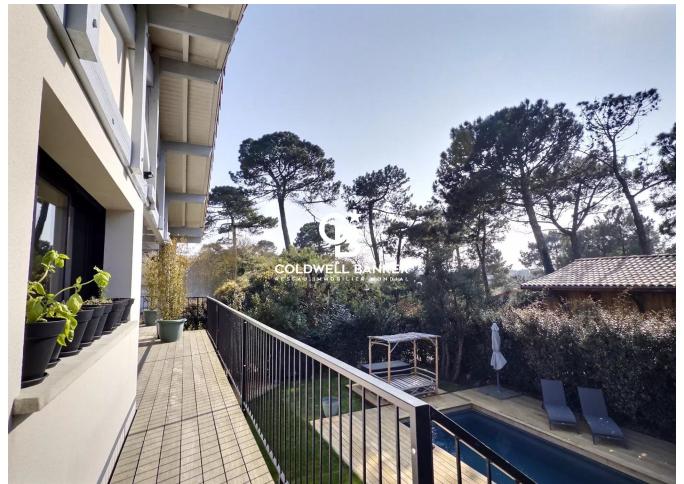
DIAGNOSTIC DE PERFORMANCE ÉNERGÉTIQUE

Diagnostic de performance énergétique (DPE) : C 154

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



COLDWELL BANKER
EUROPA REALTY



281 boulevard de la Côte d'Argent
France, 33120, Arcachon



TÉL : +33557158881
immoba@coldwellbanker.fr