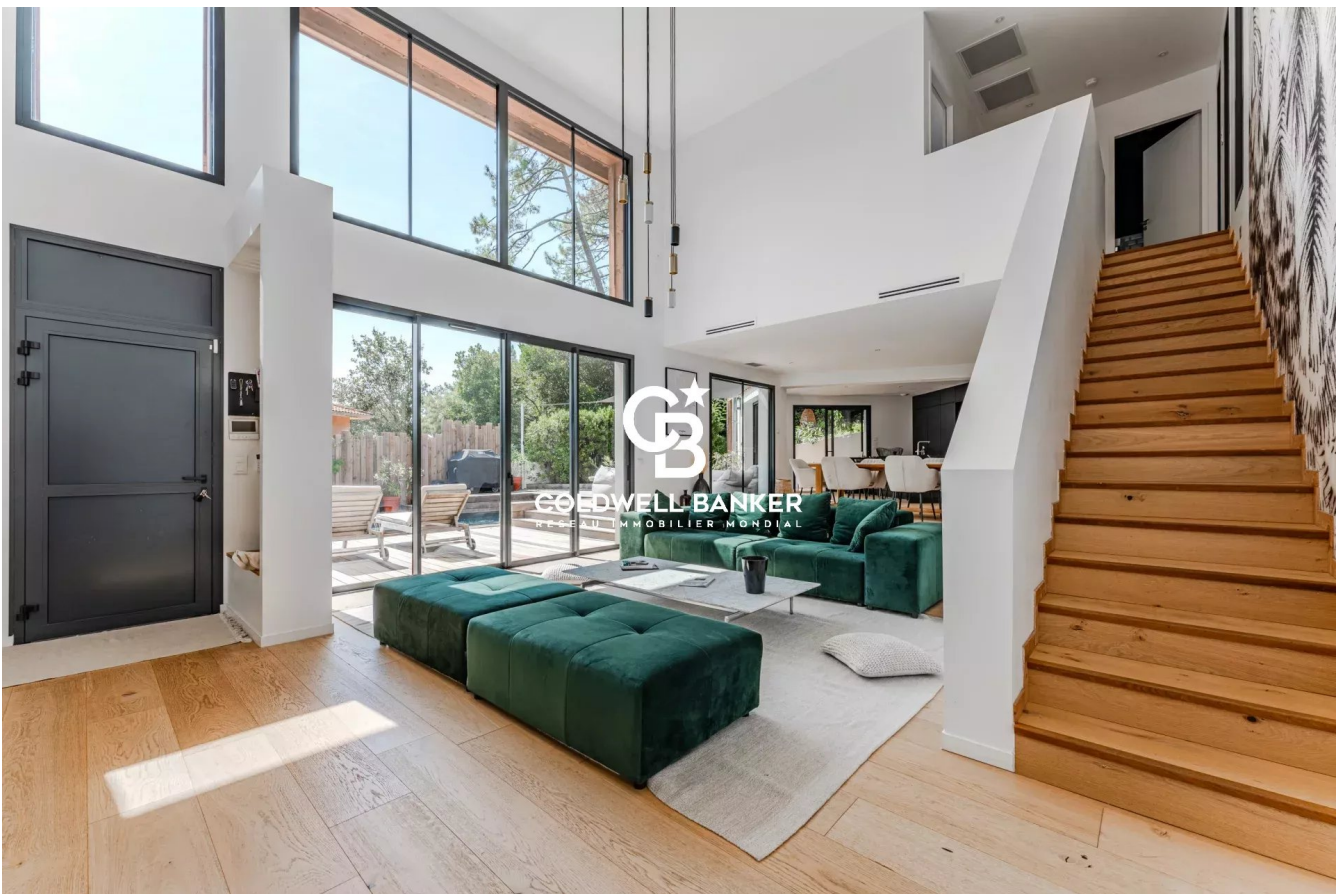


Maison La Teste-de-Buch 185 m²



PRIX DE VENTE : 1 990 000 €

EMAIL : IMMOBA@COLDWELLBANKER.FR

DESCRIPTION

Modern Villa with Heated Pool in Domaine de la Forêt

Built in 2020, this stunning 185 m² villa offers an exceptional living environment. The centerpiece of the home is a spacious 90 m² living and dining area, bright and welcoming, complemented by a fully equipped kitchen with a central island—perfect for entertaining family and friends.

The villa features four generous bedrooms, providing comfort and privacy for your family and guests.

Outside, a terrace with a heated pool offers breathtaking views of the surrounding forest, completely private.

Nestled in the prestigious Domaine de la Forêt, this property combines tranquility and serenity while remaining just a 5-minute bike ride from the beaches of Moulleau.

A garage for one car completes this rare and exceptional property.

Energy Performance:

EPC (DPE): A (30)

GHG (GES): A (1)

Estimated annual energy costs: €608 – €822

Agency fees payable by the seller.

For more information, please contact Arnaud Fourton, Independent Sales Agent

RSAC: 833 157 878 / Insurance: AACI/8431/13054

Discover all our properties on IMMOBA.

Information regarding natural, mining, and technological risks affecting this property is available at:
georisques.gouv.fr

CARACTÉRISTIQUES

Type de bien :	Maison	Surface :	185.0 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

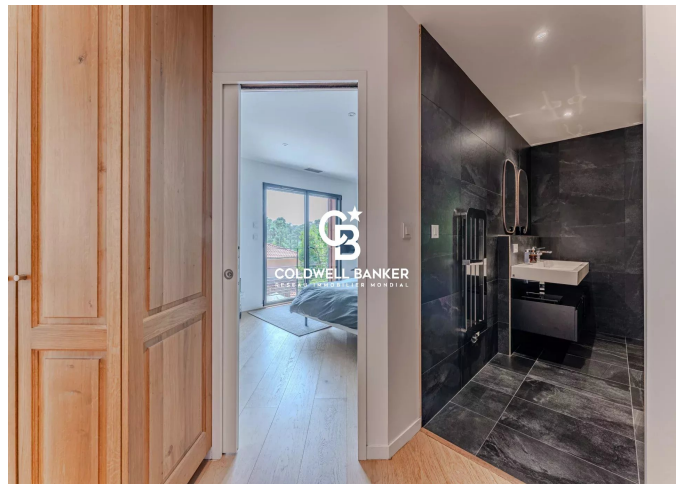
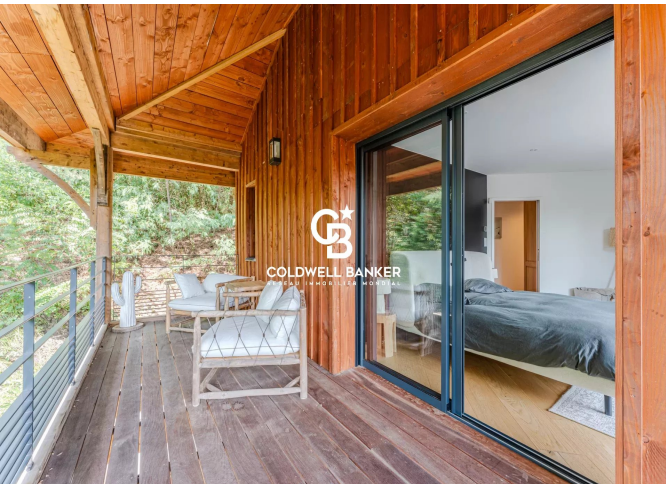
DIAGNOSTIC DE PERFORMANCE ÉNERGÉTIQUE

Diagnostic de performance énergétique (DPE) : A 30

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



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