

Maison La Teste-de-Buch 220 m<sup>2</sup>

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PRIX DE VENTE : 3 345 000 €

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EMAIL : [IMMOBA@COLDWELLBANKER.FR](mailto:IMMOBA@COLDWELLBANKER.FR)

## DESCRIPTION

Ideally located between the sea and the forest, just steps from the shops, this exceptional fully renovated villa offers high-end features combining comfort, elegance and refinement.

With a surface area of 220 m<sup>2</sup>, it offers five suites and beautiful light-filled living spaces, all opening onto a landscaped, private garden enhanced by a heated swimming pool.

Full dossier available upon request.

Energy performance:

DPE: 119 kWhEP/m<sup>2</sup>/year (C)

GES: 6 kg CO<sub>2</sub>/m<sup>2</sup>/year (B)

Estimated annual energy costs: between €1,000 and €1,350.

Sale price: €3,550,000 (agency fees included).

Agency fees of €150,000 (4.4%) 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](http://www.georisques.gouv.fr)

## CARACTÉRISTIQUES

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Type de bien :	Maison	Surface :	220.0 m <sup>2</sup>	NB de pièces :	7 rooms
NB de chambres :	5 bedrooms				

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Les informations sur les risques auxquels ce bien est exposé sont disponibles sur le site Géorisques : [www.georisques.gouv.fr](http://www.georisques.gouv.fr)

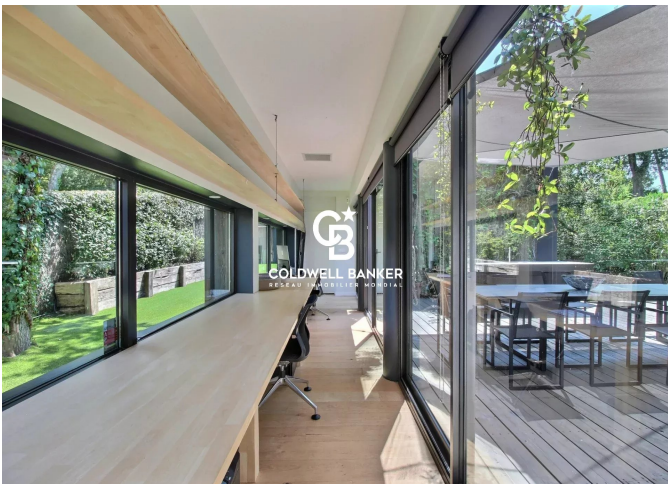
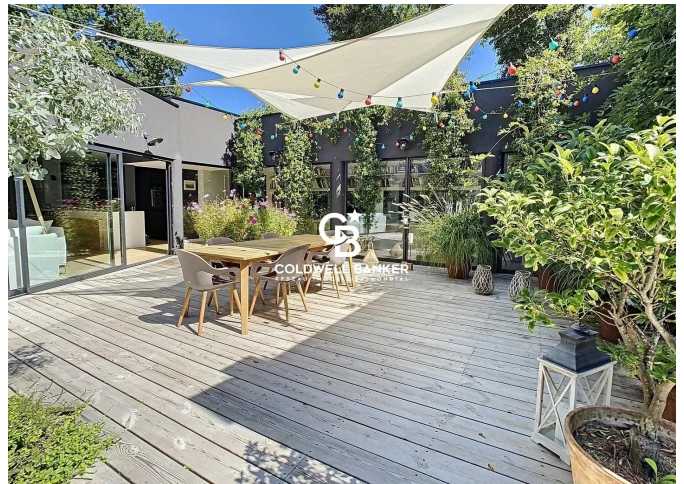
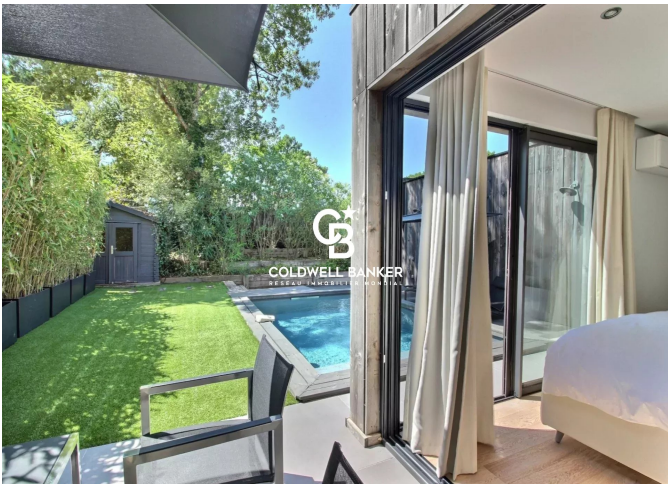
## DIAGNOSTIC DE PERFORMANCE ÉNERGÉTIQUE

Diagnostic de performance énergétique (DPE) : C 119

Indice d'émission de gaz à effet de serre (GES) : B 6



**COLDWELL BANKER**  
**EUROPA REALTY**



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



TÉL : +33557158881  
[immoba@coldwellbanker.fr](mailto:immoba@coldwellbanker.fr)