

Maison La Teste-de-Buch 240 m<sup>2</sup>

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PRIX DE VENTE : 2 698 000 €

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EXCLUSIVITÉ

## DESCRIPTION

### EXCLUSIVE

Located in the heart of a privileged residential area, set in a green oasis offering a rare living environment close to nature, this elegant architect-designed villa enjoys unobstructed views over the Basin and a highly sought-after location in Le Pyla-sur-Mer.

Just a 10-minute walk (750 metres) from the beach, immediately adjacent to cycle paths, 1.6 km from the Cercle de Voile and local shops, 5.5 km from Arcachon town centre and the train station, and 5.8 km from the Dune du Pilat, the property perfectly combines tranquillity, accessibility and a refined lifestyle.

Offering approximately 240 m<sup>2</sup> of living space on a landscaped plot of 991 m<sup>2</sup>, the villa charms with generous volumes and abundant natural light. The large living room with dining area, enhanced by a fireplace and a magnificent cathedral ceiling, opens onto a spacious terrace with views over the Basin. A fitted and equipped kitchen and a study complete this living area.

The sleeping area comprises four bedrooms, including a master suite. One of the bedrooms has been converted into a self-contained unit with a living room, open kitchen and shower room, ideal for hosting family or friends. The house also has three shower rooms.

Perfectly maintained, the villa combines refined architecture, generous proportions and high-quality fittings, with the possibility of installing an elevator. A tiled garage of approximately 40 m<sup>2</sup>, a laundry room and a cellar complete this exceptional property.

Price: €2,698,000 including agency fees

Agency fees amounting to €128,000 (i.e. 4.9%) are payable by the buyer.

DPE C (105) GHG C (21)

Estimated annual costs: between €2,130 and €2,920 per year

For more information about this exceptional property, please contact Marina Tonneau.

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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 :	240.0 m <sup>2</sup>	NB de pièces :	5 rooms
NB de chambres :	4 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 105

Indice d'émission de gaz à effet de serre (GES) : C 21



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