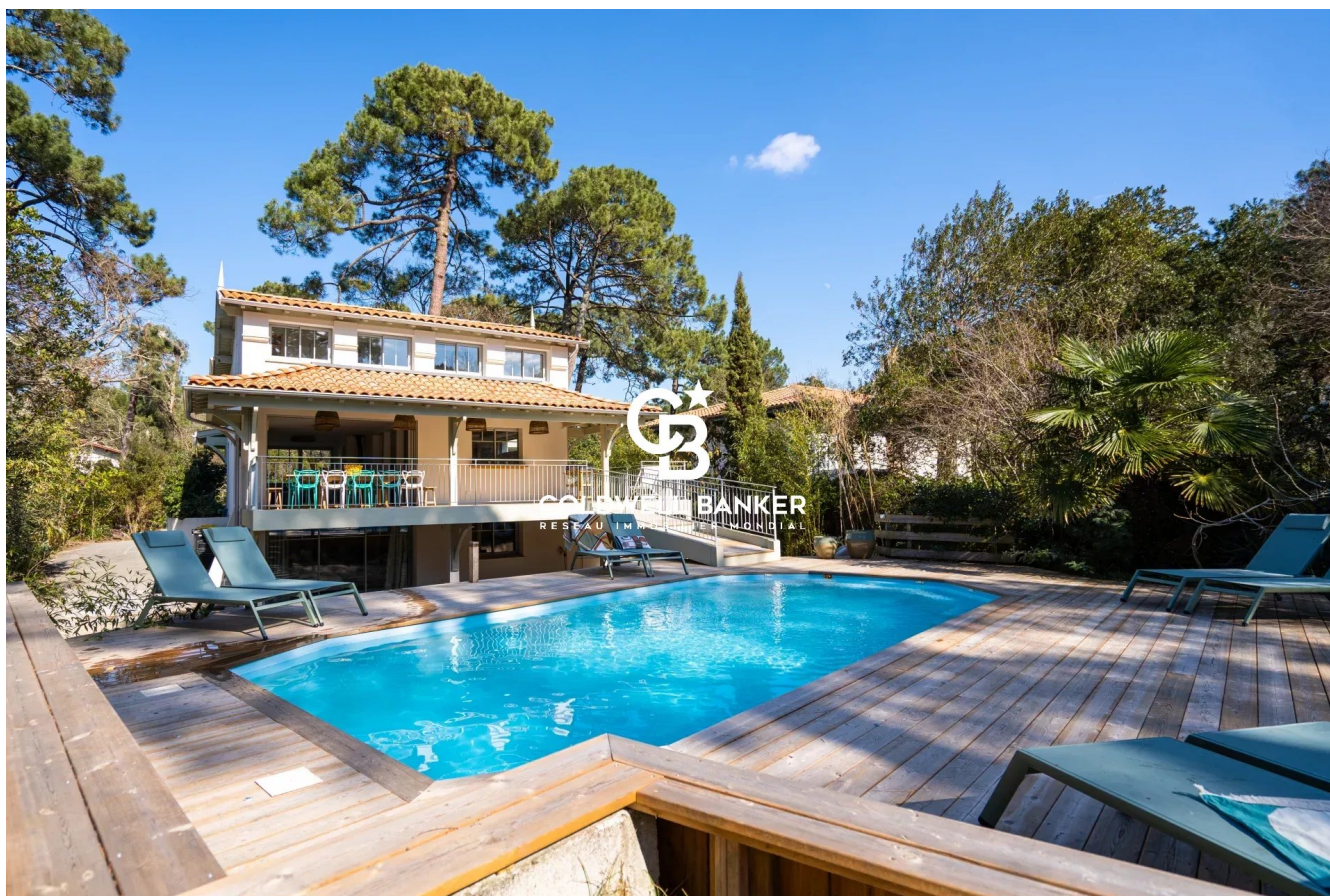


Maison La Teste-de-Buch 240 m²



PRIX DE VENTE : 3 360 000 €

EMAIL : IMMOBA@COLDWELLBANKER.FR

DESCRIPTION

PYLA-SUR-MER – Ideally located in a sought-after area, just steps from the beach, this superb renovated home offers a rare living environment combining calm, comfort, and convenience.

This villa of approximately 240 m² has been beautifully refurbished with high-quality finishes. With its generous layout featuring 6 bedrooms and a games/cinema room, it is perfectly suited for a large family, hosting guests, or generating rental income.


On the main level, a spacious and light-filled living area includes a lounge with a wood-burning stove, a dining room, and a fitted and equipped kitchen—warm and elegant—opening onto a terrace with unobstructed views of the forest. A primary suite with dressing room, shower room, and office area offers both privacy and functionality.

Upstairs, a landing leads to four bedrooms, each with its own private shower room.

The garden level offers generous volumes, including a large dormitory with a bathroom and a TV room—ideal for relaxing with family or friends. Additional spaces such as a laundry room and storage rooms complete this level.

Outdoors, a beautifully landscaped plot of around 1,200 m² creates a true haven of peace featuring a heated pool with no overlooking.

The villa can be sold fully furnished.

Bien sûr 

EPC rating: B (85) – GHG emissions: A (3)

Estimated annual energy costs for the property: between €1,610 and €2,240 per year.

Price: €3,360,000 (agency fees included and payable by the seller).

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

Find all our properties on IMMOBA.

This property is exposed to the following MTN risks: land movement, forest fire.

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 :	240.0 m ²	NB de pièces :	6 rooms
NB de chambres :	6 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) : B 85

Indice d'émission de gaz à effet de serre (GES) : A 3

