

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

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PRIX DE VENTE : 4 250 000 €

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

## DESCRIPTION

PYLA-SUR-MER

Located in a quiet and sought-after neighborhood of Pyla-sur-Mer, discover this magnificent family villa in a dominant position.

This spacious residence includes a living room with access to a vast terrace overlooking the sea, as well as 7 bedrooms, including 6 suites.

The property has 3 terraces, one of which overlooks the pool.

Moreover, its ideal location just 500 meters from the beach makes it an exceptional opportunity. Do not miss this unique chance.

A garage, laundry room, and bike storage complete this exceptional property.

Fees borne by the seller.

Complete file with photos available on request.

Energy Performance Certificate in progress.

For more information, contact Arnaud Fourton

Independent Sales Agent

RSAC: 833157878 / Professional liability insurance: AACI/8431/13054

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## CARACTÉRISTIQUES

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Type de bien :	Maison	Surface :	240.0 m <sup>2</sup>	NB de pièces :	8 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)

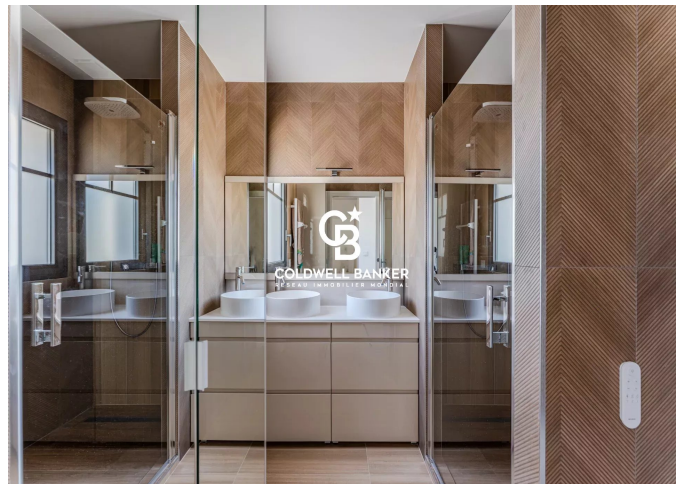
## DIAGNOSTIC DE PERFORMANCE ÉNERGÉTIQUE

Diagnostic de performance énergétique (DPE) : B 88

Indice d'émission de gaz à effet de serre (GES) : C 18



**COLDWELL BANKER**  
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