

Maison La Teste-de-Buch 257 m²



PRIX DE VENTE : 2 184 000 €

EMAIL : IMMOBA@COLDWELLBANKER.FR

DESCRIPTION

Nestled in a peaceful residential area, this traditional home of approximately 257 m²—built in 1990 and renovated in 2018—charms with its bright spaces and modern comfort.

Highlights: its family-friendly size with 6 bedrooms, over 100 m² of open-plan living/dining/kitchen area, a playroom, and outdoor spaces featuring a large swimming pool.

Upon entering, the home opens to a spacious, welcoming living area, consisting of a light-filled lounge/dining room and a fully fitted open kitchen—perfect for relaxing and entertaining.

The sleeping area includes three bedrooms, including a beautiful master suite and a bedroom with its own private shower room, as well as a utility room.

On the garden level, a dormitory or playroom offers a warm and flexible space to host family and friends. This level also includes three additional bedrooms, a shower room, and a bathroom.

The landscaped garden of approximately 987 m² is completely private, with a pool designed for outdoor relaxation and entertaining.

A double garage and a cellar complete this harmonious property.

Price: €2,184,000 (agency fees included)

Agency fees of €104,000 (5%) are payable by the buyer.

Energy rating: D (197 kWh/m²/year)

GHG rating: B (7 kg CO₂/m²/year)

Estimated annual energy costs: between €3,830 and €5,260

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

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Information regarding natural, mining, or technological risks for this property is available on request or at www.georisques.gouv.fr

CARACTÉRISTIQUES

Type de bien :	Maison	Surface :	257.0 m ²	NB de pièces :	7 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

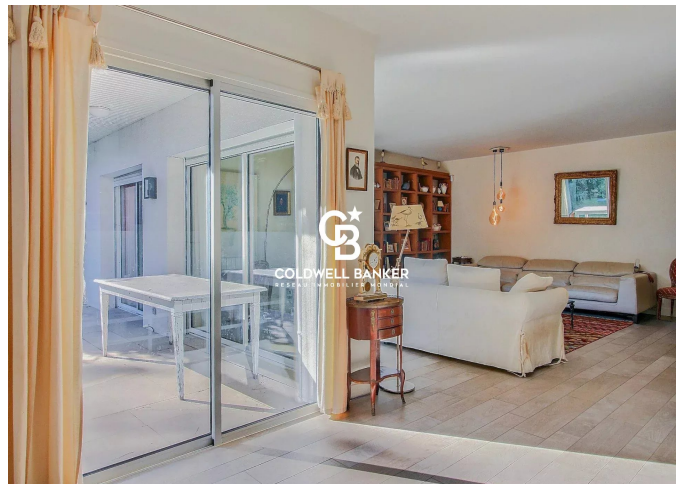
DIAGNOSTIC DE PERFORMANCE ÉNERGÉTIQUE

Diagnostic de performance énergétique (DPE) : D 193

Indice d'émission de gaz à effet de serre (GES) : B 7



COLDWELL BANKER
EUROPA REALTY



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



TÉL : +33557158881
immoba@coldwellbanker.fr