

Maison La Teste-de-Buch 265 m²



PRIX DE VENTE : 2 990 000 €

EMAIL : IMMOBA@COLDWELLBANKER.FR

DESCRIPTION

Nestled in a peaceful natural setting with complete privacy, this property offers a rare lifestyle between forest surroundings and immediate proximity to the beaches and cycling paths.

Located just 700 meters from the beach on foot, 1.6 km from the Cercle de Voile and its local shops, and only a few minutes from the center of Arcachon, the train station, and the Dune du Pilat, this villa enjoys an ideal location.

Offering approximately 265 sqm of living space on beautifully landscaped grounds of around 580 sqm, the villa is arranged over several levels and benefits from generous light-filled interiors thanks to its dual East/West exposure.

The main level features an entrance hall, a spacious living and dining area with fireplace opening onto a large terrace with stunning views over the Bay, a kitchen, and a beautiful master suite overlooking the Bay with built-in wardrobes, shower room, WC, and direct access to the terrace.

On the intermediate level, there are four additional bedrooms, two of which enjoy direct access to a terrace. A shower room, a bathroom, and separate WC complete this sleeping area.

The garden level offers an independent apartment, ideal for hosting family and friends or creating a self-contained living space. It includes a dining area with kitchen, a TV lounge, two bedrooms, a bathroom, and WC.

Perfectly maintained, the property also features a laundry room, a wine cellar, a garage, and several spacious terraces allowing full enjoyment of the unobstructed views over the Bay.

Outside, the landscaped garden and heated swimming pool with outdoor shower create a true haven of peace in the heart of nature.

A bright and elegant family villa offering exceptional volumes, breathtaking views over the Bay, and an outstanding lifestyle in the highly sought-after area of Pyla-sur-Mer.

Energy diagnostics currently underway.

Price: €2,990,000 agency fees included – fees payable by the seller.

For further information regarding this exceptional property, please contact Marina Tonneau.

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Information regarding the potential risks to which this property is exposed is available upon request or on the

official Géorisques website: Géorisques

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



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CARACTÉRISTIQUES

Type de bien :	Maison	Surface :	265.0 m ²	NB de pièces :	10 rooms
NB de chambres :	8 bedrooms				

Les informations sur les risques auxquels ce bien est exposé sont disponibles sur le site Géorisques : www.georisques.gouv.fr

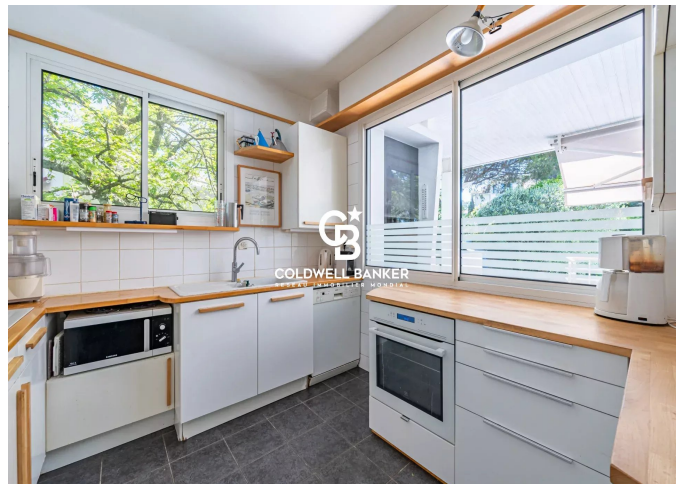
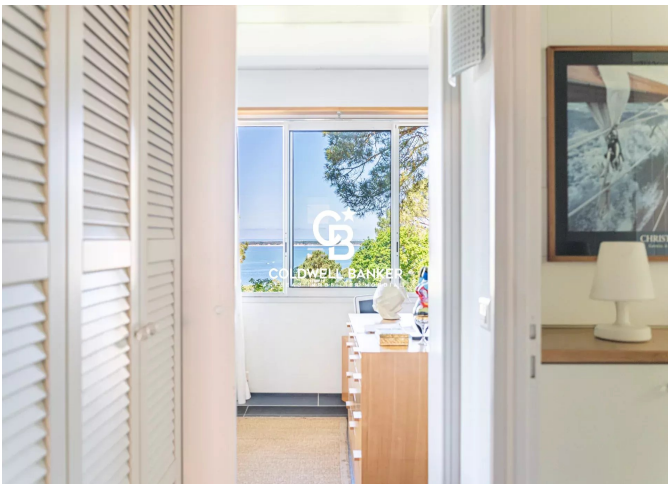
DIAGNOSTIC DE PERFORMANCE ÉNERGÉTIQUE

Diagnostic de performance énergétique (DPE) : D 237

Indice d'émission de gaz à effet de serre (GES) : D 34



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