

Maison La Teste-de-Buch 273 m²



PRIX DE VENTE : 1 250 000 €

EMAIL : IMMOBA@COLDWELLBANKER.FR

DESCRIPTION

Located in a peaceful and green setting, this beautiful character-filled family property will charm you with its generous volumes, high-quality finishes, and privileged living environment.

Built on a plot of approximately 1,320 m², it comprises a main house in a transitional style and a timber-framed outbuilding, offering a total living space of around 273 m².

The main house features on the ground floor an entrance, four comfortable bedrooms, three shower rooms, a laundry room, a cellar, and a garage.

Upstairs, a warm living area awaits you, with a bright lounge and a fully fitted and equipped kitchen.

The independent and functional outbuilding includes a living room with dining area, a fitted kitchen, two bedrooms, and a shower room with WC. Perfect for hosting guests, accommodating family, or creating a rental space.

The landscaped garden, without any overlooking neighbors, provides a true green haven with its swimming pool.

Price: €1,250,000 agency fees included, with €60,000 in fees (5%) payable by the buyer.

Energy rating: DPE C (118), GES B (6)
(older version)

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

CARACTÉRISTIQUES

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|------------------|------------|-----------|----------------------|----------------|---------|
| Type de bien : | Maison | Surface : | 273.0 m ² | NB de pièces : | 7 rooms |
| NB de chambres : | 4 bedrooms | | | | |

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

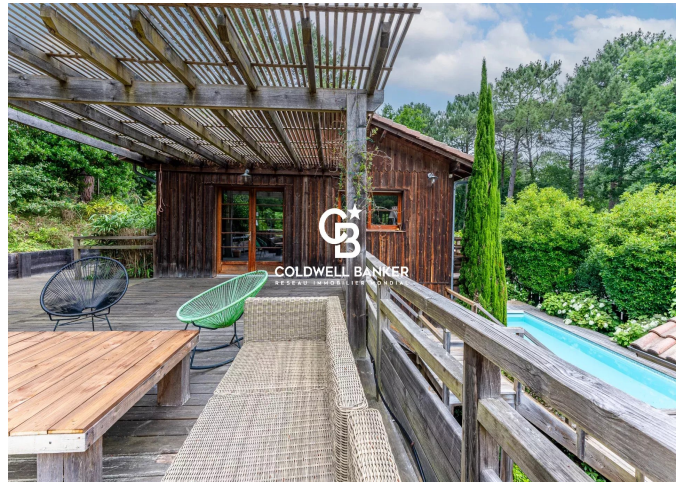
DIAGNOSTIC DE PERFORMANCE ÉNERGÉTIQUE

Diagnostic de performance énergétique (DPE) : C 118

Indice d'émission de gaz à effet de serre (GES) : B 6



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