

Maison La Teste-de-Buch 280 m<sup>2</sup>

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PRIX DE VENTE : 3 850 000 €

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

## DESCRIPTION

Located in one of the most sought-after areas of Pyla, this contemporary villa of approximately 280 m<sup>2</sup> offers breathtaking panoramic views of the Arcachon Bay.

Designed to combine elegance and comfort, it features expansive, light-filled living spaces, several generous suites, a fully equipped modern kitchen, and stunning terraces perfect for relaxation or entertaining. Every detail has been carefully considered for a refined and harmonious daily life.

A rare property on the market, ideal for lovers of contemporary design and exceptional vistas.

Price: €3,850,000 HAI – Buyer's fees: €148,000 (3.84%)

Energy Rating (DPE): C – GHG (GES): A

Estimated annual energy costs: €3,640 – €4,960

Complete dossier with photos available upon request.

For more information, contact Claire d'Orlandes, Independent Real Estate Agent.

RSAC: 792 634 016 – RCP: 79043053

All our listings are available on IMMOBA.

Property risk information: [www.georisques.gouv.fr](http://www.georisques.gouv.fr)

## CARACTÉRISTIQUES

Type de bien :	Maison	Surface :	280.0 m <sup>2</sup>	Taxe foncière :	€3.00
NB de pièces :	8 rooms	NB de chambres :	5 bedrooms		

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)

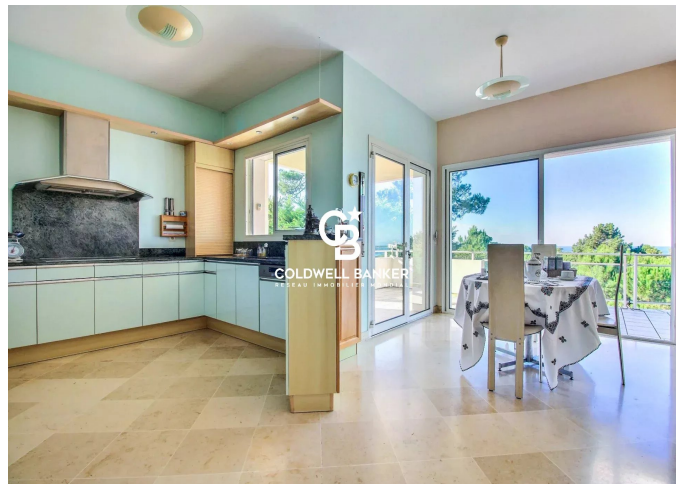
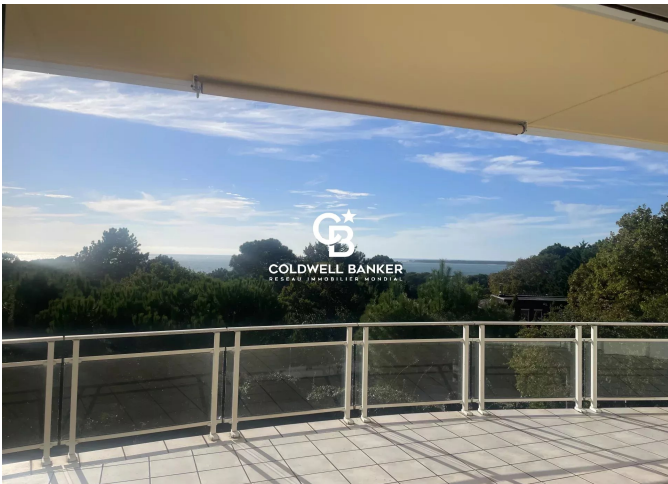
## DIAGNOSTIC DE PERFORMANCE ÉNERGÉTIQUE

Diagnostic de performance énergétique (DPE) : C 143

Indice d'émission de gaz à effet de serre (GES) : A 5



**COLDWELL BANKER**  
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