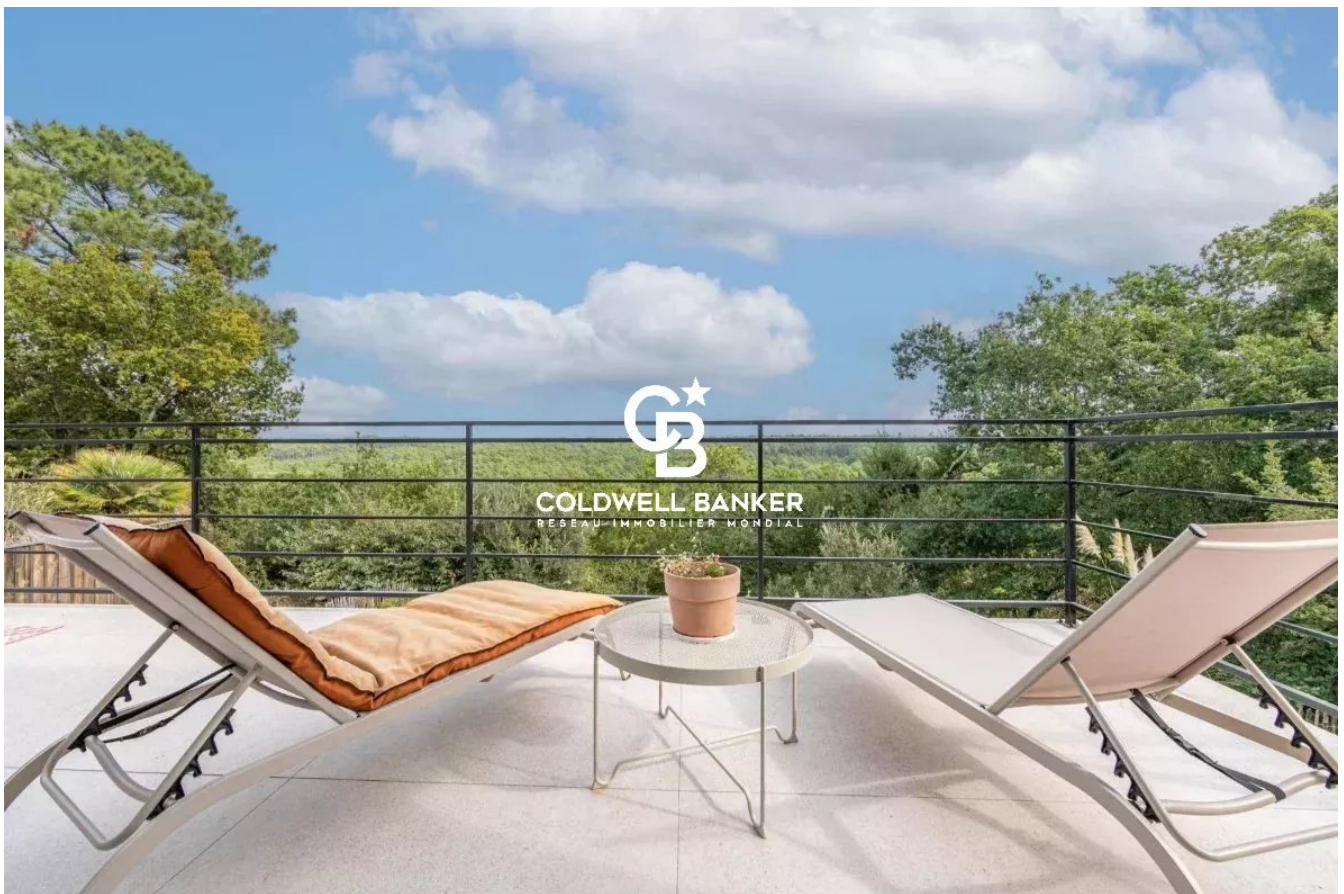


Maison La Teste-de-Buch 285 m²



PRIX DE VENTE : 2 530 000 €

EMAIL : IMMOBA@COLDWELLBANKER.FR

DESCRIPTION

Perched in the heights of Pyla-sur-Mer, this 285 m² contemporary villa combines refined design, comfort, and top-of-the-line finishes. The spacious and luminous living-dining area, open to a fully equipped kitchen, extends onto two terraces with breathtaking views of the surrounding forest, creating a warm and serene atmosphere.

The villa features five bedrooms, four bathrooms, five WCs, a garage, a large laundry room, and a pétanque court. The plot also offers the possibility to install a swimming pool and fully customize the outdoor space.

Highlights: privileged location, panoramic views, peaceful environment, high-quality materials.

Energy Rating (DPE): B (84) – GES: A (3)

Estimated annual energy costs: €1,720 – €2,390

Fees payable by the seller.

For more information, contact Maeva MATHIEU or visit IMMOBA.

CARACTÉRISTIQUES

Type de bien : Maison Surface : 285.0 m² 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

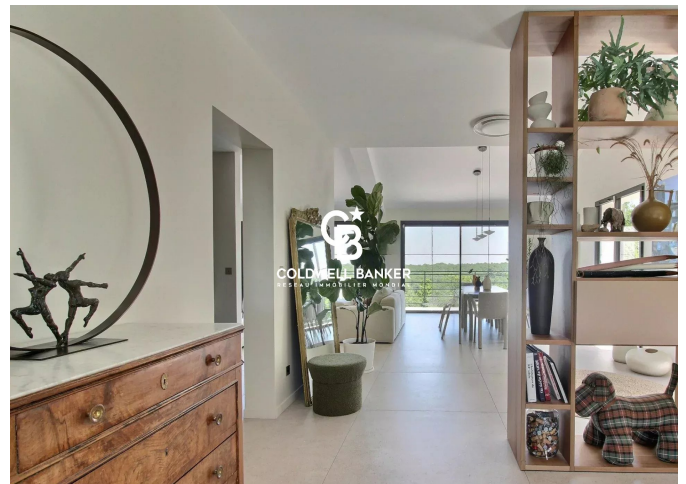
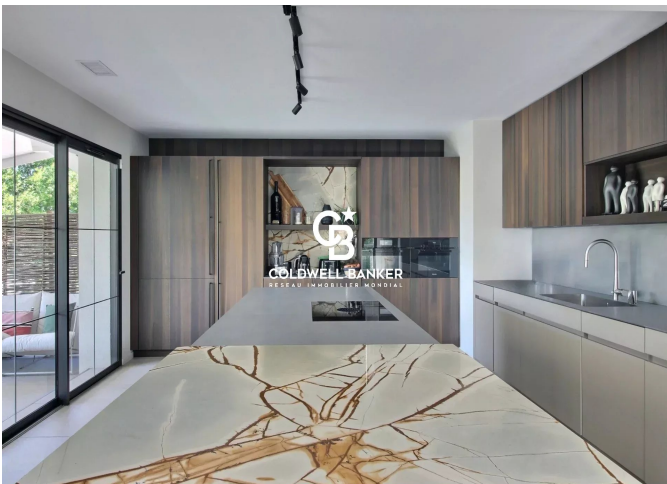
DIAGNOSTIC DE PERFORMANCE ÉNERGÉTIQUE

Diagnostic de performance énergétique (DPE) : B 84

Indice d'émission de gaz à effet de serre (GES) : A 3



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