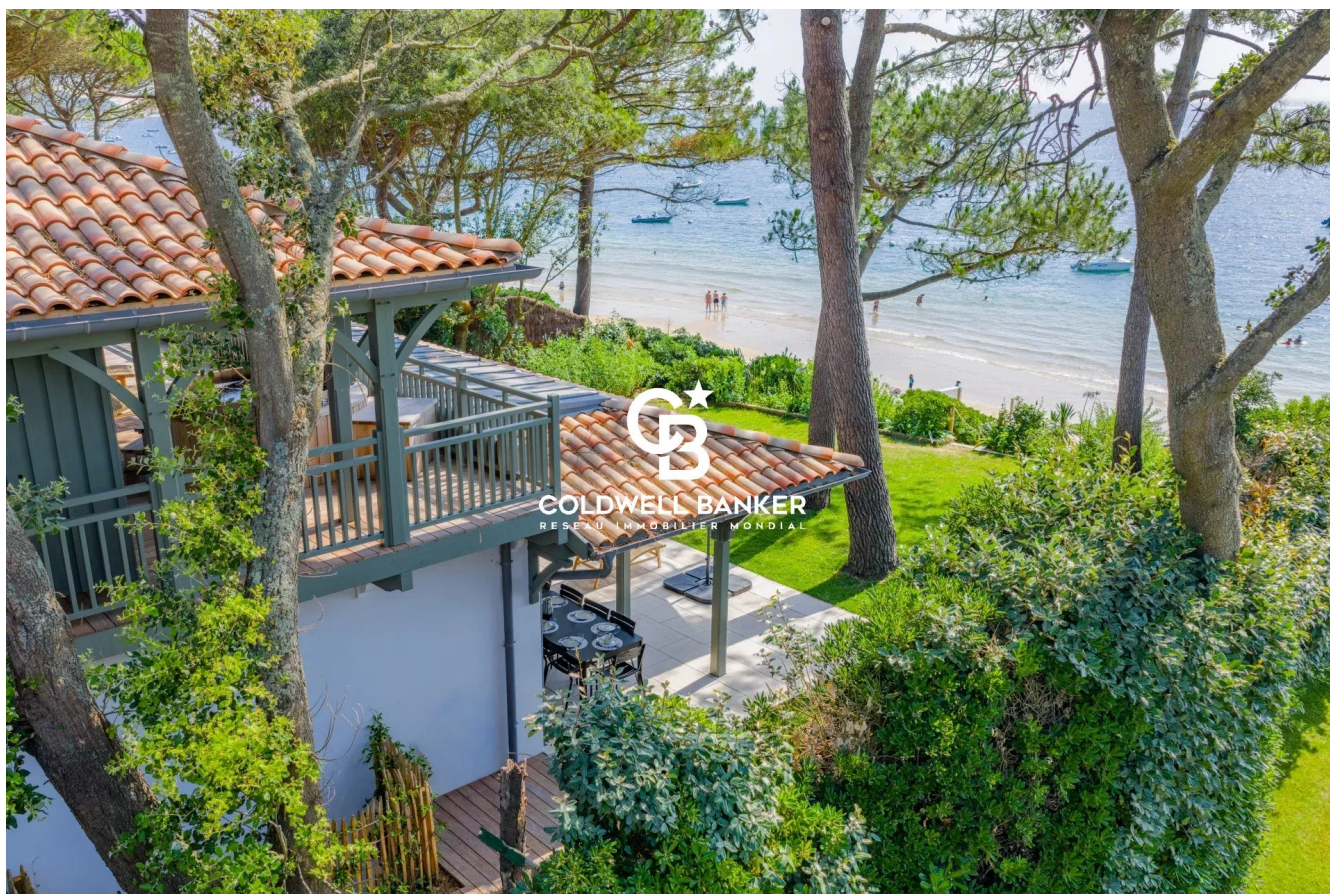


Maison La Teste-de-Buch 450 m²



PRIX DE VENTE : 21 000 000 €

EMAIL : IMMOBA@COLDWELLBANKER.FR

DESCRIPTION

Ideally located in one of the most sought-after neighborhoods of Pyla-sur-Mer, this sumptuous frontline villa benefits from a privileged setting and a discreet address, offering complete tranquility and privacy. With direct private access to the beach, it enjoys spectacular panoramic views over the Bassin d'Arcachon, the Dune du Pilat and the emblematic coastal scenery.

Just 500 meters from the Cercle de Voile and local shops, 5.9 km from Arcachon town center and its train station, and 6 km from the Dune du Pilat, this property combines a rare location with a unique lifestyle.

Fully renovated with high-quality materials and top-of-the-line finishes, this villa offers approximately 450 m² of living space on a magnificent landscaped plot of 1,670 m².

The living areas, generous and bathed in light, open widely onto the outdoors and the exceptional views over the Basin. The spacious living and dining room extends into an elegant open-plan kitchen with a bar area, designed for entertaining in a convivial atmosphere.

The sleeping area includes seven bedrooms, each with its own shower room, ensuring comfort and independence for all occupants. A dormitory able to accommodate up to four children has its own bathroom and a dedicated play area.

Designed for wellbeing and leisure, the villa also features a private cinema room, a gym, a laundry room and a large garage.

Outside, the amenities live up to the setting: a vast terrace with panoramic views over the Basin, a summer kitchen, a Norwegian spa, a heated pool, a superb landscaped garden and secluded relaxation areas with no overlooking neighbours.

A rare property on the market, offering an incomparable lifestyle in the heart of Pyla-sur-Mer, combining elegance, discretion and an exceptional panorama.

Inspections in progress.

Price on request.

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

Find all our properties on IMMOBA.

This property is exposed to the following MTN risks: ground movement, forest fire.

Information on the risks (natural, mining, technological) to which this property is exposed is available on the Géorisques website, or 33120 Arcachon



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CARACTÉRISTIQUES

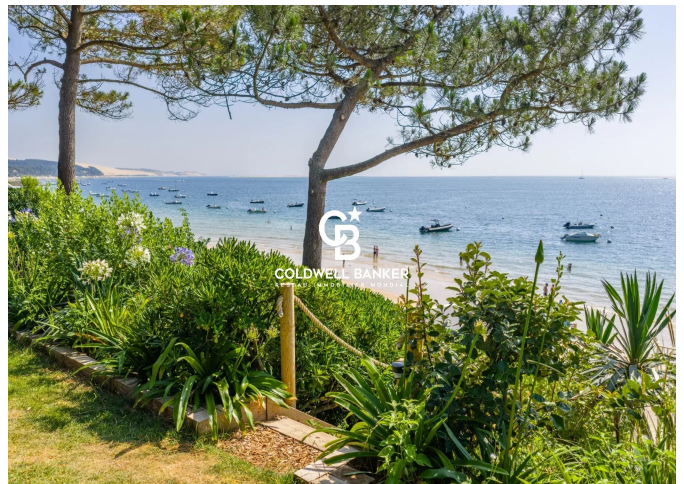
Type de bien :	Maison	Surface :	450.0 m ²	NB de pièces :	12 rooms
NB de chambres :	8 bedrooms				

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

DIAGNOSTIC DE PERFORMANCE ÉNERGÉTIQUE



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