

Maison La Teste-de-Buch 60 m²



PRIX DE VENTE : 645 000 €

EMAIL : IMMOBA@COLDWELLBANKER.FR

EXCLUSIVITÉ

DESCRIPTION

Located in the sought-after Cercle de Voile area, this semi-detached house of approximately 60 m² is just 700 meters from the beach and shops.

It comprises a living/dining room and an open kitchen leading to an 18 m² covered terrace, as well as two bedrooms, a bathroom, and a separate toilet.

A 300 m² garden with three beautiful wooden terraces, a parking space, a bicycle shed, and additional storage shelters complete this rare property.

The co-ownership consists of 4 main lots. No ongoing legal proceedings. No co-ownership fees. The co-ownership is in excellent condition.

Energy performance: 274 kWhEP/m²/year (E)

GES: 14 kg CO₂/m²/year (C) (old version)

Sale price: €689,000 (agency fees included)

Agency fees of €25,000 (3.8%) are payable by the buyer.

For more information, please contact:

Arnaud Fourton, Independent Sales Agent

RSAC: 833 157 878 / RCP: AACI/8431/13054

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Information regarding the natural, mining, and technological risks to which this property is exposed is available on the Géorisques website: georisques.gouv.fr

CARACTÉRISTIQUES

Type de bien :	Maison	Surface :	60.0 m ²	Taxe foncière :	€750.00
NB de pièces :	3 rooms	NB de chambres :	2 bedrooms		

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

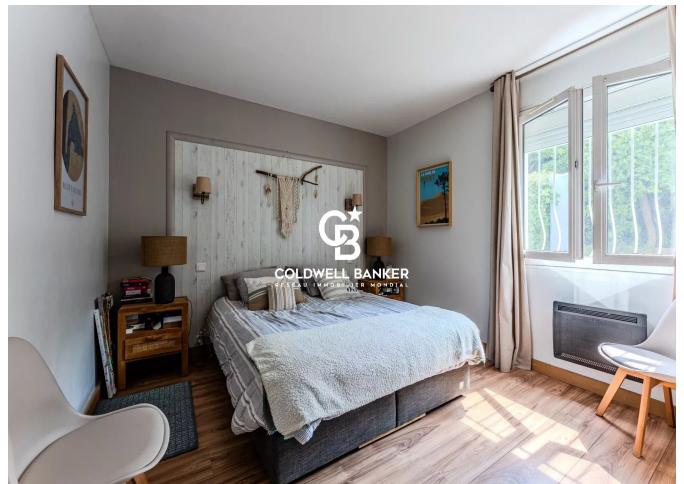
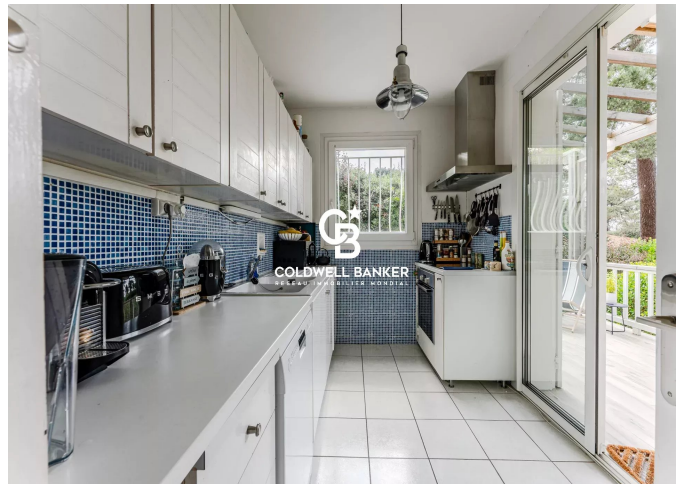
DIAGNOSTIC DE PERFORMANCE ÉNERGÉTIQUE

Diagnostic de performance énergétique (DPE) : E 274

Indice d'émission de gaz à effet de serre (GES) : C 14



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