

Maison La Teste-de-Buch 80 m²



PRIX DE VENTE : 1 190 000 €

EMAIL : IMMOBA@COLDWELLBANKER.FR

DESCRIPTION

Ideally located in the highly sought-after Le Moulleau district, just a short stroll from the beaches and local shops, this charming traditional Gaume-style villa is structurally sound and well maintained, offering a highly desirable lifestyle and remarkable potential for transformation.

Set on a single level and offering approximately 80 sqm of living space, the property features a welcoming living room with fireplace, a separate kitchen, two bedrooms, a bathroom, and an additional outbuilding nestled within the garden.

This property lends itself perfectly to a variety of renovation and expansion projects. Both an extension and the addition of a first floor can be considered, allowing the full potential of this exceptional address to be realised.

A preliminary redevelopment proposal has already been designed, increasing the living area to over 110 sqm. The project includes the creation of a ground-floor master suite through an extension, as well as a first-floor addition incorporating two further bedrooms. Outdoor living spaces would be enhanced by the construction of a spacious terrace and a swimming pool, creating an ideal setting for relaxation and entertaining.

A rare opportunity in the heart of Le Moulleau, perfect for creating a bespoke primary or secondary residence in one of the most desirable locations on the Arcachon Bay.

Energy Rating: E – GHG Emissions Rating: E

Price: €1,190,000 agency fees included (3% buyer's fees included)

Estimated annual energy costs: between €1,200 and €1,690

For further information and visuals, please contact Marina Tonneau.

Information regarding potential risks associated with this property is available at: www.georisques.gouv.fr

CARACTÉRISTIQUES

| | | | | | |
|------------------|------------|-----------|---------------------|----------------|---------|
| Type de bien : | Maison | Surface : | 80.0 m ² | 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

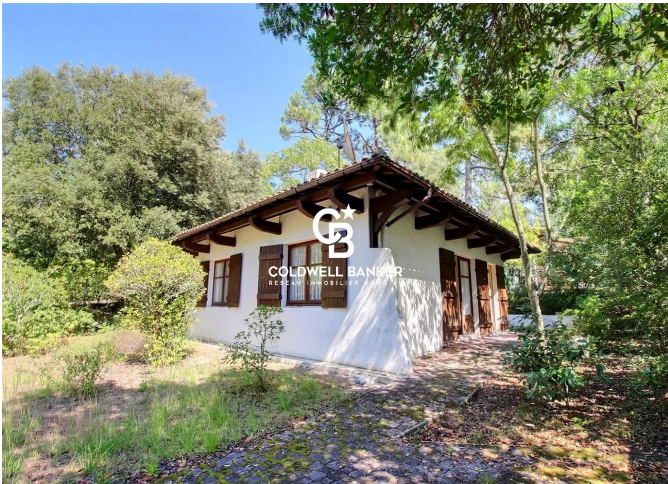
DIAGNOSTIC DE PERFORMANCE ÉNERGÉTIQUE

Diagnostic de performance énergétique (DPE) : E 290

Indice d'émission de gaz à effet de serre (GES) : E 60



COLDWELL BANKER
EUROPA REALTY



281 boulevard de la Côte d'Argent
France, 33120, Arcachon



TÉL : +33557158881
immoba@coldwellbanker.fr