

Maison La Teste-de-Buch 195 m²



PRIX DE VENTE : 1 390 000 €

EMAIL : IMMOBA@COLDWELLBANKER.FR

DESCRIPTION

Coldwell Banker offers you this exceptional property ideally located in one of the most attractive towns of the Arcachon Basin.

Due to be completed at the end of 2025, this villa benefits from a privileged location just steps from all amenities in a quiet, green setting.

Designed with high-end finishes and equipment, the villa offers a large, bright living room with a south-facing exposure. The fully equipped kitchen, fitted with fine materials, provides a convivial space and generous storage with its utility room. Four suites, including the principal suite located on the ground floor, ensure comfortable living; each includes a dressing room and a shower room, and those on the upper floor have access to the terrace.

A beautiful pool surrounded by a spacious semi-covered wooden terrace enhances the tree-filled outdoor space; a detached garage completes the features of this villa.

DPE (Energy Performance Assessment) in progress

Reduced notary fees.

Sale price: €1,390,000 including agency fees; the fees are payable by the seller.

For more information, contact Céline HARTENSTEIN

Independent Sales Agent

RSAC No. 987 559 929 RCP No. 127 100 479

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Information on the risks to which this property is exposed is available on request or on the Géorisques website: www.georisques.gouv.fr

CARACTÉRISTIQUES

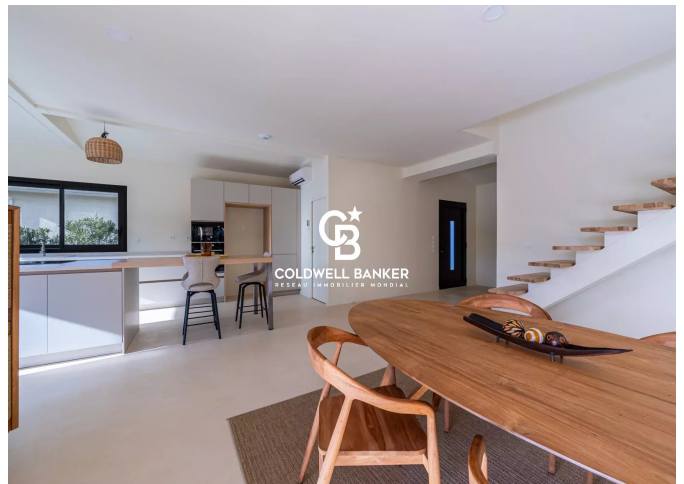
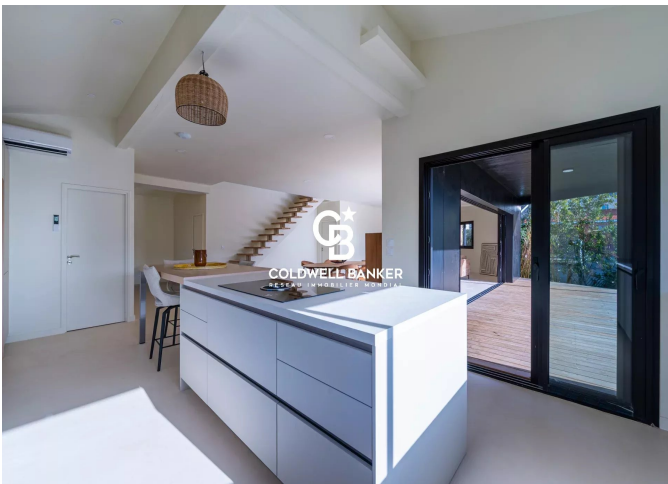
Type de bien :	Maison	Surface :	195.0 m ²	NB de pièces :	5 rooms
NB de chambres :	4 bedrooms				

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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