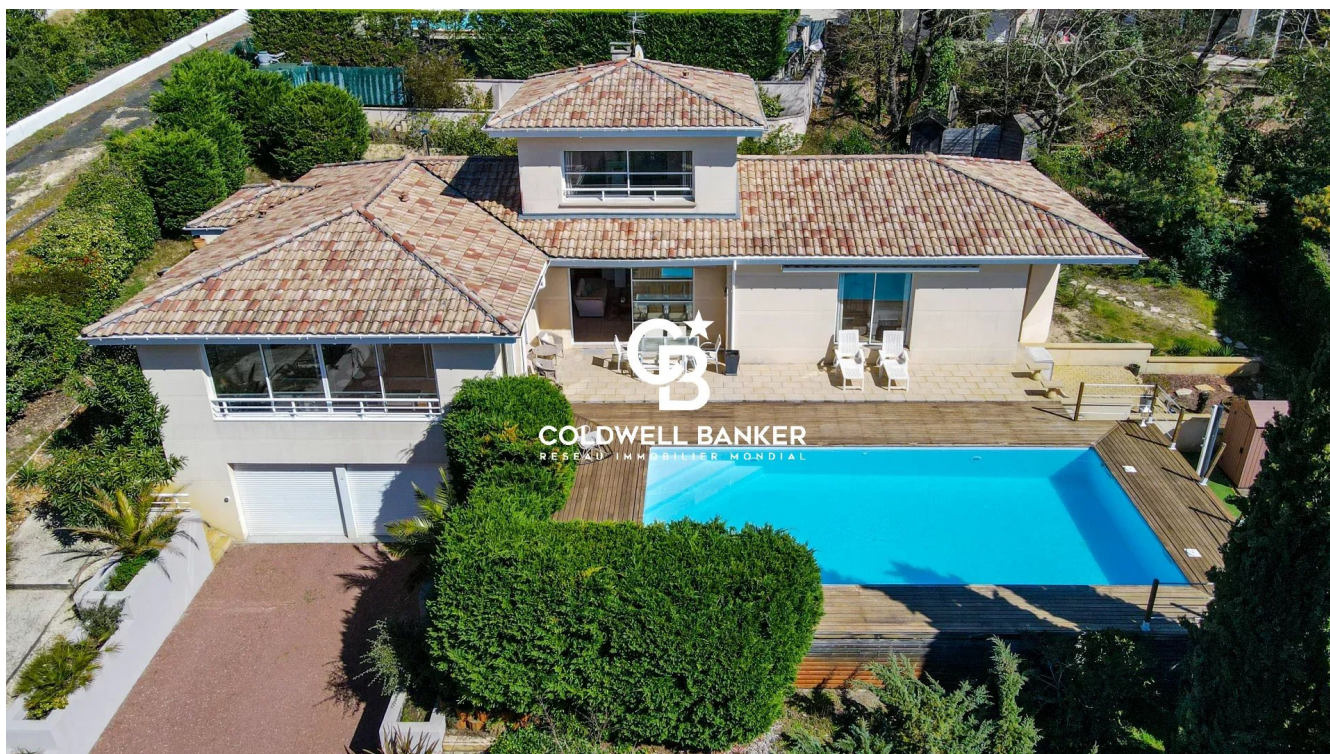


Maison La Teste-de-Buch 202 m<sup>2</sup>

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PRIX DE VENTE : 1 190 000 €

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EMAIL : [IMMOBA@COLDWELLBANKER.FR](mailto:IMMOBA@COLDWELLBANKER.FR)

## DESCRIPTION

In a sought-after neighbourhood of La Teste-de-Buch, a stone's throw from the Dune du Pyla and the ocean beaches, this architect-designed house built in 1998 flourishes on a private 1,363 m<sup>2</sup> plot, sheltered from view. Its elevated position gives the whole property a unique atmosphere and an incomparable quality of life.

The heart of the house is made up of a spacious living room bathed in light, thanks to large south-facing openings, offering a natural connection between indoors and outdoors. The wooden terrace extends the living areas toward a heated, covered 10 x 5 m pool, creating a perfect setting for an indoor-outdoor lifestyle.

The ground floor accommodates three bedrooms, including a master suite, a shower room and a separate bathroom, an office or fourth bedroom, a semi-open kitchen and a conservatory. Upstairs, an independent 25 m<sup>2</sup> studio with private access completes the property, ideal for hosting or working in complete privacy. A 50 m<sup>2</sup> garage completes the comfort and functionality of this exceptional home.

Combining comfort, generous proportions and a privileged location close to the ocean, this villa represents a rare opportunity for a privileged lifestyle.

Price: €1,190,000 HAI

Diagnostics: DPE C (128 kWhEP/m<sup>2</sup>.year), GES C (24 kgCO<sub>2</sub>eq/m<sup>2</sup>.year).

Estimated annual energy costs for the property: Between €1,666 and €2,254 per year.

Complete file with photos available on request.

For more information, contact Claire d'Orglandes.

Independent sales agent.

RSAC: 792 634 016 - RCP: 79043053.

Find all our properties on IMMOBA.

Information on the risks (natural, mining, technological) to which this property is exposed is available on the Géorisques website: [georisques.gouv.fr](http://georisques.gouv.fr)

## CARACTÉRISTIQUES

Type de bien :	Maison	Surface :	202.0 m <sup>2</sup>	Taxe foncière :	€3.00
NB de pièces :	7 rooms	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](http://www.georisques.gouv.fr)

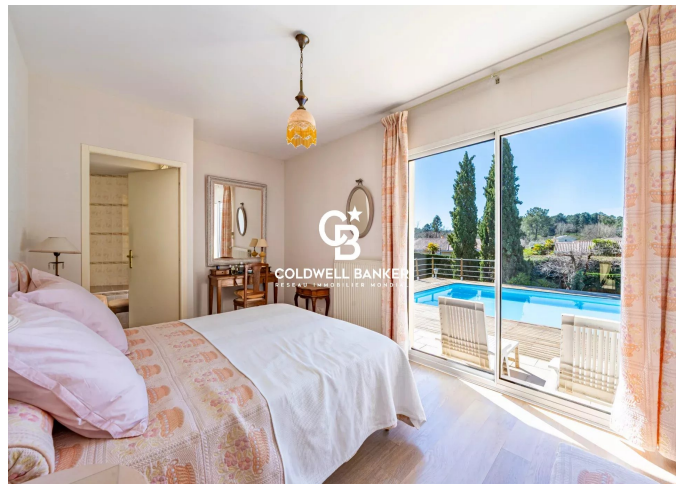
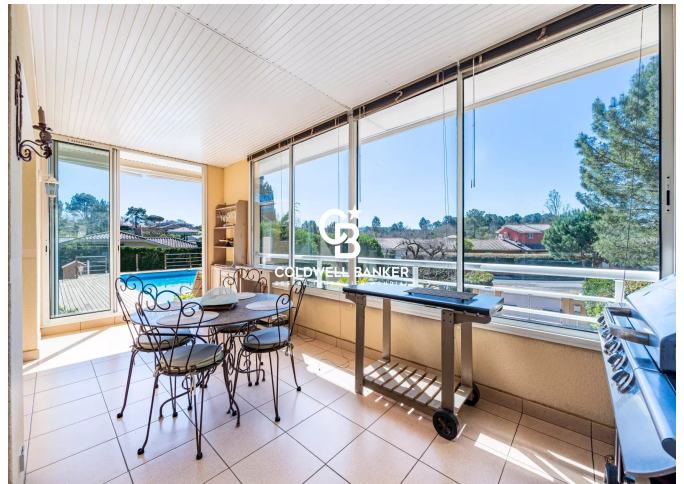
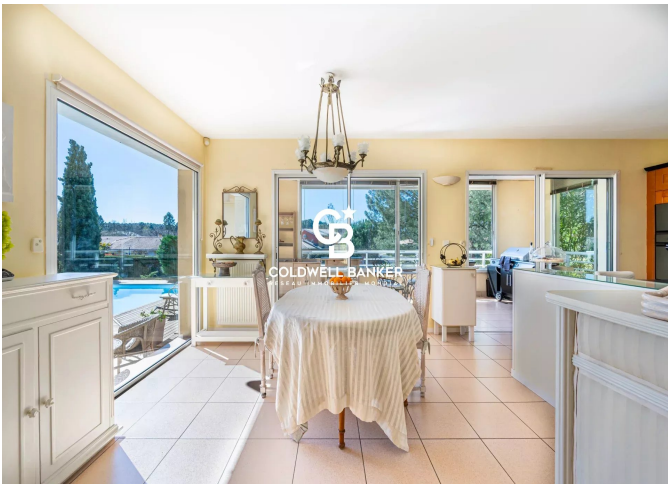
## DIAGNOSTIC DE PERFORMANCE ÉNERGÉTIQUE

Diagnostic de performance énergétique (DPE) : C 124

Indice d'émission de gaz à effet de serre (GES) : C 24



**COLDWELL BANKER**  
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