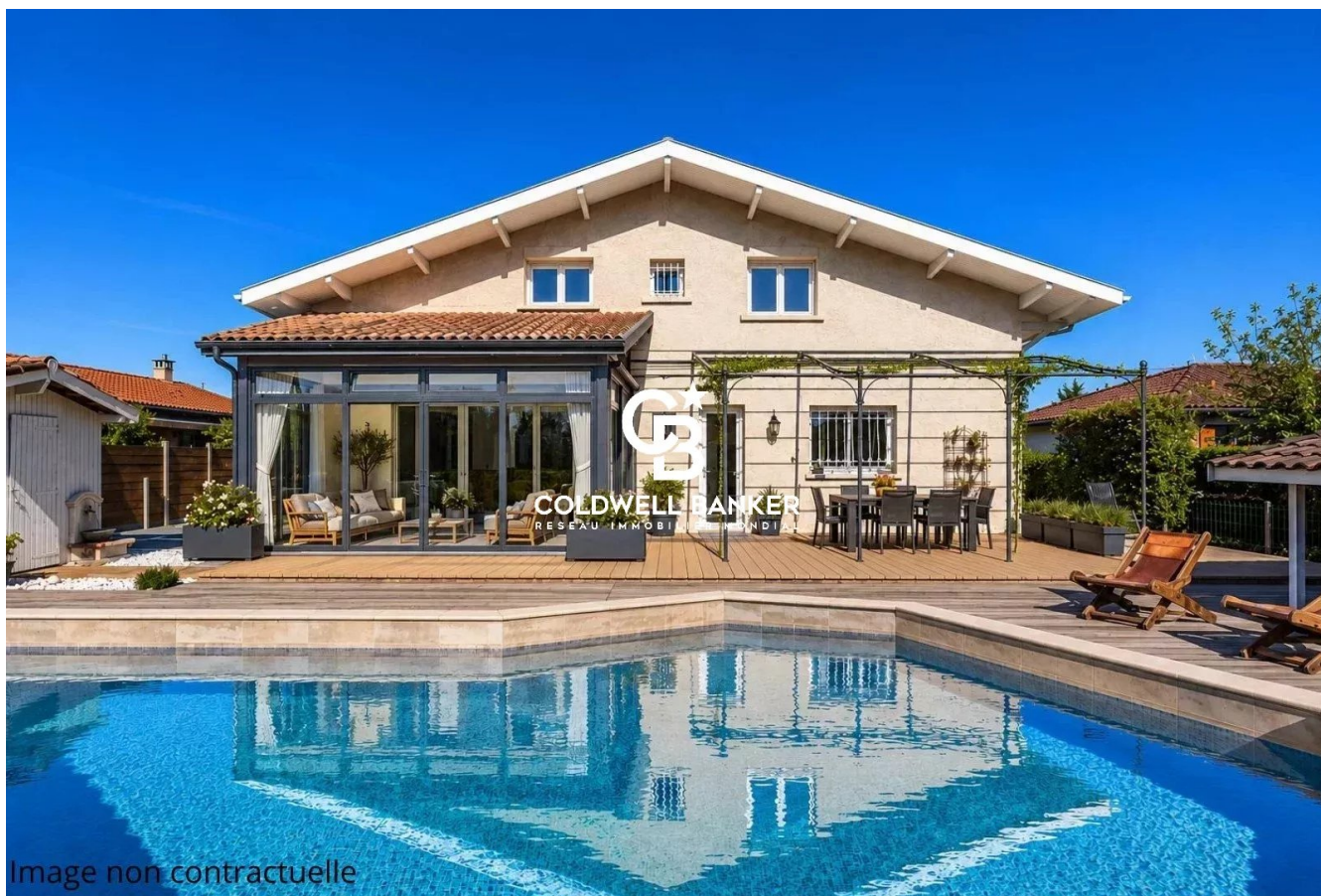


Maison La Teste-de-Buch 236 m<sup>2</sup>

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PRIX DE VENTE : 1 220 000 €

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

EXCLUSIVITÉ

## DESCRIPTION

EXCLUSIVE,

In a sought-after residential area, in a quiet setting, discover this superb family house from the 1970s, tastefully and fully renovated, offering generous proportions, excellent natural light and a privileged living environment in the immediate vicinity of Arcachon Bay.

Just a few minutes from the center of La Teste-de-Buch and its amenities, this house enjoys a desirable location offering an exceptional quality of life. Arcachon and its station are less than 5 km away, the beaches of Pyla-sur-Mer are a few minutes away, and the golf course and natural areas of the Bay enhance this unique setting.

Built in the 1970s and completely and tastefully renovated, this family home offers approximately 230 m<sup>2</sup> of living space on a 720 m<sup>2</sup> plot.

The ground floor opens onto an elegant entrance leading to a large, welcoming living room enhanced by a fireplace, a dining room flooded with light, a separate fully fitted and equipped kitchen, and a master suite with a shower room, designed for everyday comfort. A practical utility room and a guest WC complete this level.

Upstairs, a landing leads to a pleasant mezzanine, ideal for a study or reading area, three comfortable bedrooms and a bathroom.

The outdoor areas perfectly extend the home's lifestyle with a lovely terrace overlooking the garden and pool, providing an ideal setting for entertaining family and friends in privacy.

A garage completes the property.

This warm and elegant property stands out for its careful renovation, its preserved environment and its ideal location.

Price: €1,220,000 (agency fees included), fees payable by the seller.

Energy Performance Certificate (EPC) C (120) – Greenhouse Gas Emissions (GHG) C (20) – previous version.

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

Find all our properties on IMMOBA.

Information on the risks to which this property is exposed is available on request or on the Géorisques

website: [www.georisques.gouv.fr](http://www.georisques.gouv.fr)

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



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[immoba@coldwellbanker.fr](mailto:immoba@coldwellbanker.fr)

## CARACTÉRISTIQUES

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Type de bien :	Maison	Surface :	236.0 m <sup>2</sup>	NB de pièces :	5 rooms
NB de chambres :	4 bedrooms				

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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)

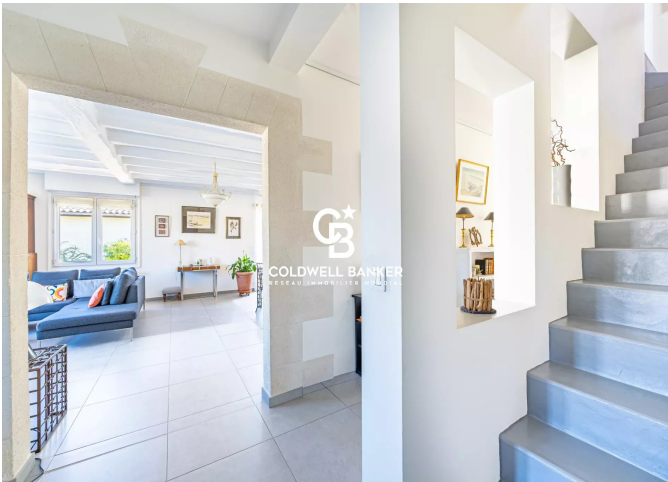
## DIAGNOSTIC DE PERFORMANCE ÉNERGÉTIQUE

Diagnostic de performance énergétique (DPE) : C 120

Indice d'émission de gaz à effet de serre (GES) : C 20



**COLDWELL BANKER**  
**EUROPA REALTY**



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