

Maison La Teste-de-Buch 240 m²



PRIX DE VENTE : 1 095 000 €

EMAIL : IMMOBA@COLDWELLBANKER.FR

DESCRIPTION

Nestled on a spacious, poolable plot at the gateway to Pyla and surrounded by greenery, this traditional villa offers significant potential and generous living spaces, with a total habitable surface of 240 m².

The main level, all on one floor, includes:

A bright and spacious living room with triple exposure

A large separate kitchen

Four bedrooms with built-in wardrobes and French doors

Two bathrooms

A veranda opening onto the south-facing garden

The lower level houses a separate apartment with:

Two bedrooms

A kitchen

A utility room

A shower room

This property also offers substantial usable space, including:

A 90 m² double garage

A large cellar

A garden shed for tool storage

A perfect family home or multi-generational residence with great renovation or layout potential in a calm and green setting.

Energy rating: C (121 kWh/m²/year)

GHG rating: C (22 kg CO₂/m²/year)

Estimated annual energy costs: €2,650 – €3,640

Sale price: €1,095,000 (agency fees included)

Agency fees payable by the seller

For more information, contact Céline HARTENSTEIN, Independent Sales Agent

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

Discover all our listings on IMMOBA.

Risk information available upon request or at www.georisques.gouv.fr

CARACTÉRISTIQUES

Type de bien :	Maison	Surface :	240.0 m ²	NB de pièces :	7 rooms
NB de chambres :	6 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) : C 121

Indice d'émission de gaz à effet de serre (GES) : C 22



COLDWELL BANKER
EUROPA REALTY



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



TÉL : +33557158881
immoba@coldwellbanker.fr