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Cap Ferret-style villa in the center of La Teste

Gironde , Nouvelle Aquitaine



€1,095,000

inc. of agency fees

4 Beds 155 sqm 0.06 ha

Located in the center of La Teste, this pretty contemporary Villa of 140 sqm, built in 2021, offers a privileged living environment combining comfort,...

At a Glance

Reference MFH-EAB1883EAAR

Near to Bordeaux

Price €1,095,000

Bed 4

Pool Yes

Hab.Space 155 sqm

Land 0.06 ha

Land Tax N/A

Property Description

Located in the center of La Teste, this pretty contemporary Villa of 140 sqm, built in 2021, offers a privileged living environment combining comfort, brightness and quality materials. As soon as you enter, you will be seduced by the spacious and bright living room of more than 60 sqm, bathed in natural light thanks to its multiple openings. This vast room open to the outside includes an elegant living room and a modern, perfectly equipped kitchen. The materials chosen, such as oak parquet and careful finishes, give this space a warm and refined atmosphere. The room opens onto a beautiful Douglas terrace, and its heated swimming pool. The sleeping area is judiciously separated, offering a master suite composed of a spacious bedroom, a large dressing room and a bathroom. Nearby, two comfortable bedrooms share a second bathroom. A charming 15 sqm outbuilding completes this property, comprising a bedroom and a bathroom, perfect for welcoming guests or creating a home office. Built on one level, this house in excellent condition and still under damage-works warranty, stands out for its modern design and high-end services. Located in the immediate vicinity of shops, schools and transport, this Villa benefits from a central location in La Teste de Buch, while being a few minutes drive from the ocean beaches. A practical and idyllic living environment. ENERGY CLASS: A / CLIMATE CLASS: A. Estimated average amount of annual energy expenditure for standard use, established from energy prices for the year 2021: between EUR808 and EUR1,094. Kevin Pari (EI) : /

Summary

Property type:	House
Bedrooms:	4
Price	€1,095,000

Key Information

Year Built:	2021
Internal Area:	155 sqm
Land Area:	0.06 ha
Has a Garden	Yes
Swimming Pool?	Yes

Location: Nouvelle Aquitaine



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S. and L. BROWN



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