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## Explorers' house with a view of the port in La Teste-de-Buch

Gironde , Nouvelle Aquitaine



€1,092,000

inc. of agency fees

4 Beds 1 Baths 137 sqm 0.03 ha

Like a life-size travel diary, this unique house located on the edge of the port of La Teste-de-Buch embodies escape, rarity, and a strong ecological...

### At a Glance

**Reference** MFH-EAB2052EAAR

**Near to** Bordeaux

**Price** €1,092,000

**Bed** 4

**Bath** 1

**Hab.Space** 137 sqm

**Land** 0.03 ha

**Pool** Yes

**Land Tax** N/A

### Property Description

Like a life-size travel diary, this unique house located on the edge of the port of La Teste-de-Buch embodies escape, rarity, and a strong ecological conscience.

This 137 sqm house exudes a warm atmosphere, shaped by its owners' many travels around the world. Each room tells a story: rare objects, antique textiles, handcrafted works, everything here has been carefully chosen.

Organized on two levels, the house offers on the ground floor living spaces bathed in light and facing outwards, revealing a breathtaking view of the peaceful waters of the La Teste Canal. Upstairs, four bright bedrooms and two bathrooms offer a cozy atmosphere. Equipped with solar panels and a high-performance pellet stove, it ensures near energy self-sufficiency.

The intimate and lush garden is home to a natural lagoon-like swimming pool, perfectly integrated into the local ecosystem. A true haven of peace, between land and water, where the rhythm of the port and the murmur of birds replace the hustle and bustle of the city.

In the immediate vicinity of the market, the oyster huts and the emblematic beaches of the Arcachon Bay, this atypical house will seduce lovers of places full of meaning.

ENERGY CLASS: B / CLIMATE CLASS: A Estimated average amount of annual energy expenditure for standard use, established from 2021 energy prices: between 830 and 1,170 euros.

Julie Martin (EI) - RSAC Bordeaux n° - .

Summary

Property type:	House
Bedrooms:	4
Bathrooms	1
Price	€1,092,000

Key Information

Internal Area:	137 sqm
Land Area:	0.03 ha
Property Features:	
• Balcony: 1	
Has a Garden	Yes
Swimming Pool?	Yes

Location: Nouvelle Aquitaine





## Gallery









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**S. and L. BROWN**



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