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Timber-framed house - Port of La Teste-de-Buch

Gironde , Nouvelle Aquitaine



€1,050,000

inc. of agency fees

3 Beds 1 Baths 141 sqm 0.03 ha

In the heart of the oyster-farming district of La Teste-de-Buch, this 140 sqm house, entirely redecorated by a professional decorator, embodies the spirit...

At a Glance

Reference MFH-EAB2077EAAR

Near to Bordeaux

Price €1,050,000

Bed 3

Bath 1

Hab.Space 141 sqm

Land 0.03 ha

Pool No

Land Tax N/A

Property Description

In the heart of the oyster-farming district of La Teste-de-Buch, this 140 sqm house, entirely redecorated by a professional decorator, embodies the spirit of the Arcachon Bay. Its timber-frame structure, typical of the region, gives it a rare authenticity.

Upon entering, a vast living room is revealed, bathed in light thanks to two large skylights. The generously proportioned living room opens onto an open-plan fitted kitchen, ideal for entertaining.

Carefully selected materials and built-in storage provide comfort and aesthetic appeal. A master suite with a dressing room and bathroom completes this level, offering an intimate and refined space. Upstairs, two bedrooms, one with a breathtaking view of the bay, as well as a bathroom, provide a peaceful and relaxing setting.

Outside, a wooded garden with automatic watering, a protected wooden terrace, and a shed serving as a garage complete this exceptional property. Close to shops, the port and the beaches, this house is a true haven of peace, combining modern comfort and authentic charm.

ENERGY CLASS: B / CLIMATE CLASS: A Estimated average amount of annual energy expenditure for standard use, established from 2021 energy prices: between 830 and 1150 euros.

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

Summary

Property type:	House
Bedrooms:	3
Bathrooms	1
Price	€1,050,000

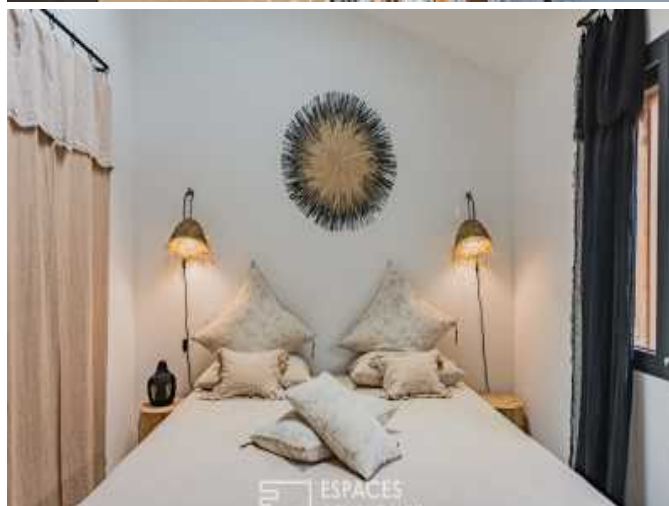
Key Information

Internal Area:	141 sqm
Land Area:	0.03 ha

Location: Nouvelle Aquitaine



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S. and L. BROWN



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