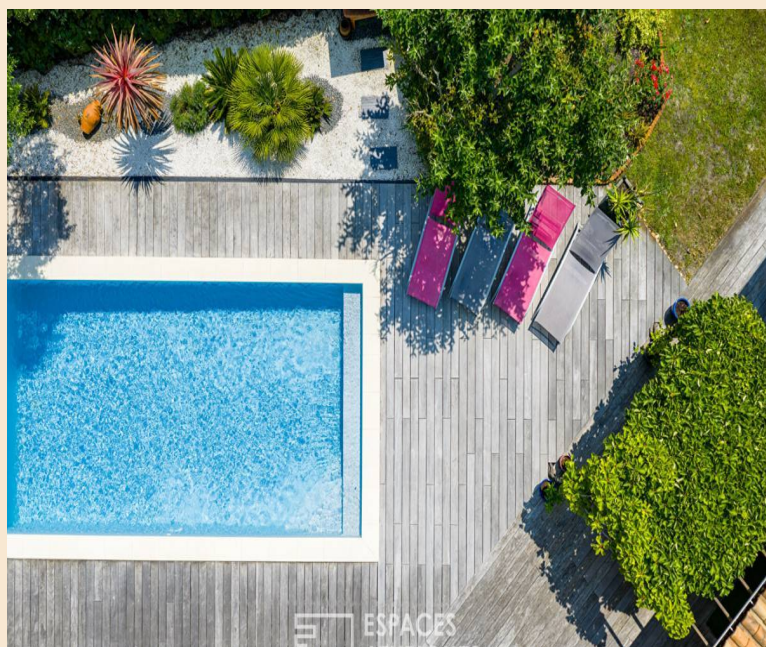


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Between Land and Sea: Exceptional villa in La Teste-de-Buch

Gironde , Nouvelle Aquitaine



€900,000

inc. of agency fees

5 Beds 1 Baths 185 sqm 0.12 ha

On the edge of the forest, this contemporary 185 sqm villa, built in the early 2000s, offers a peaceful living environment just minutes from amenities,...

At a Glance

Reference	MFH-EAB2078EAAR	Near to	Bordeaux	Price	€900,000
Bed	5	Bath	1	Hab.Space	185 sqm
Land	0.12 ha	Pool	No	Land Tax	N/A

Property Description

On the edge of the forest, this contemporary 185 sqm villa, built in the early 2000s, offers a peaceful living environment just minutes from amenities, accessible by bike.

Upon entering, a vast cathedral-style living room, bathed in natural light thanks to its large bay windows, invites relaxation. The fully equipped open-plan kitchen opens harmoniously onto the living room. The house has five spacious bedrooms, including a master suite on the ground floor, with a dressing room and bathroom.

Upstairs, an office and three bedrooms share a shower room. Outside, the 1,155 sqm landscaped garden, fully enclosed, houses a heated swimming pool surrounded by a wooden terrace, a fully equipped pool house or summer kitchen, a garden shed, and a double garage.

A drilled well with an automatic watering system completes this ensemble, ensuring easy maintenance and reasonable water consumption management. Located in a quiet area, this villa benefits from an unobstructed view of the forest, ensuring tranquility and privacy.

Only a few minutes from the beaches of the Arcachon Bay, shops and schools, it offers an ideal living environment for a family seeking serenity and comfort.

ENERGY CLASS: C / CLIMATE CLASS: C Estimated average amount of annual energy expenditure for standard use, established from 2021 energy prices: between 1480 and 2070 euros.

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

Summary

Property type:	House
Bedrooms:	5
Bathrooms	1
Price	€900,000

Key Information

Year Built:	1998
Internal Area:	185 sqm
Land Area:	0.12 ha
Has a Garden	Yes

Location: Nouvelle Aquitaine



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C. BAUER – Sunday Times

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S. and L. BROWN



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