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## Contemporary single storey villa in La teste de Buch

**Gironde , Nouvelle Aquitaine**



**€1,398,000**

inc. of agency fees

4 Beds   1 Baths   214 sqm   0.09 ha

Magnificent contemporary single-storey villa, built in 2016 on a plot of more than 800 m2 in the heart of La Teste. This true haven of peace, ideally located close to shops, the majestic Pyla dune and...

### At a Glance

<b>Reference</b>	MFH-EAB1645EAAR	<b>Near to</b>	Bordeaux	<b>Price</b>	€1,398,000
<b>Bed</b>	4	<b>Bath</b>	1	<b>Hab.Space</b>	214 sqm
<b>Land</b>	0.09 ha	<b>Pool</b>	No	<b>Land Tax</b>	N/A

### Property Description

Magnificent contemporary single-storey villa, built in 2016 on a plot of more than 800 m2 in the heart of La Teste. This true haven of peace, ideally located close to shops, the majestic Pyla dune and the beaches, offers an exceptional living environment.

Imagine yourself in a cocoon of tranquility, surrounded by an exquisite landscaped garden, complete with a

bowling alley area for moments of relaxation with friends or family.

Inside, the villa reveals a vast living room bathed in light, opening harmoniously onto the terrace and the heated swimming pool, treated with salt. The American kitchen, both elegant and functional, is accompanied by a practical pantry.

The four bedrooms, including a master suite and two additional suites, offer refined comfort. A large office and a relaxation room complete this set.

This exceptional space, on one level, ensures absolute privacy, without any vis-à-vis, for moments of serenity. Two parking spaces complete this unique residence. The perfect alliance between modernity, elegance and peaceful living in the heart of all amenities.

ENERGY CLASS: B / CLIMATE CLASS: 4. Estimated average amount of annual energy expenditure for standard use, established based on energy prices for the year 2015: 860 euros.

Summary

Property type:	House
Bedrooms:	4
Bathrooms	1
Price	€1,398,000

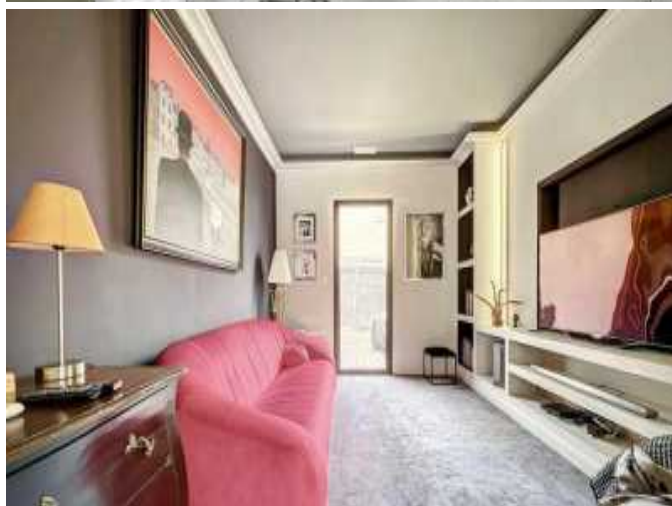
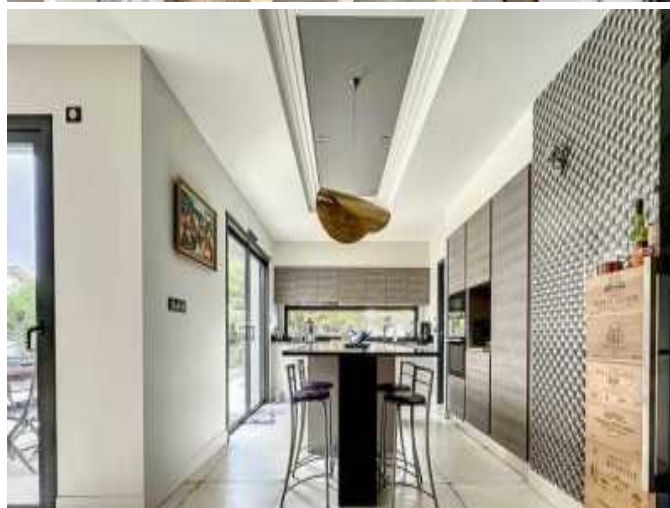
Key Information

Year Built:	2017
Internal Area:	214 sqm
Land Area:	0.09 ha
Has a Garden	Yes

Location: Nouvelle Aquitaine



## Gallery







As Featured in

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You would have already been informed about the property taxes and legal fees (that incl. the stamp duty). The agency fees are already included in the listed price on this document, there's no premium for the superior service we offer. You don't have to pay the deposit until the 'pre-contract' has been signed, and the 10 days calling off period has expired. It takes an average of three months to buy a property in France.

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