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## Remarkable Villa in the center of La Teste

Gironde , Nouvelle Aquitaine



**€1,199,000**

inc. of agency fees

4 Beds   1 Baths   171 sqm   0.07 ha

In a popular area of the center of La Teste, this sumptuous contemporary Villa embodies architectural excellence for lovers of the genre, offering an oasis of tranquility just ten minutes from the municipal...

### At a Glance

<b>Reference</b>	MFH-EAB1695EAAR	<b>Near to</b>	Bordeaux	<b>Price</b>	€1,199,000
<b>Bed</b>	4	<b>Bath</b>	1	<b>Hab.Space</b>	171 sqm
<b>Land</b>	0.07 ha	<b>Pool</b>	No	<b>Land Tax</b>	N/A

### Property Description

In a popular area of the center of La Teste, this sumptuous contemporary Villa embodies architectural excellence for lovers of the genre, offering an oasis of tranquility just ten minutes from the municipal market and amenities. Built in 2021 on a plot of approximately 650m<sup>2</sup>, this resolutely modern property displays its 171m<sup>2</sup> with remarkable sophistication. From the entrance, a magnificent and bright living space incorporating an open fitted kitchen with a sculptural central island. This Villa offers five bedrooms, including two master suites, a magnificent bathroom with shower and balneotherapy bathtub. An additional

bathroom, a laundry room and three toilets complete its high standard services. The exteriors are just as high quality, offering a landscaped garden, a heated swimming pool with rolling deck, a summer kitchen and a bowling alley. Equipped with a garage, an electric gate, a videophone system, refreshing underfloor heating, this property stands out thanks to its comfort, its modernity, and its unique architecture. This Villa has work and ten-year damage guarantees. ENERGY CLASS: A / CLIMATE CLASS: A. Estimated average amount of annual energy expenditure for standard use, established based on energy prices for the year 2015: EUR531.

## Summary

Property type:	House
Bedrooms:	4
Bathrooms	1
Price	€1,199,000

## Key Information

Internal Area:	171 sqm
Land Area:	0.07 ha
Has a Garden	Yes

## Location: Nouvelle Aquitaine



## Gallery



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